



CITY OF SAMMAMISH
PLANNING COMMISSION, REGULAR MEETING
September 1, 2016 6:30 – 8:30pm
SAMMAMISH CITY HALL 801 228th Ave. SE
AGENDA

	<u>Approx Start Time</u>
CALL TO ORDER	6:30pm
ROLL CALL	6:31pm
APPROVAL OF THE AGENDA	6:32pm
APPROVAL OF THE MINUTES: 07/21/2016	6:33pm
PUBLIC COMMENT – Non Agenda (3 minutes per person / 5 if representing an organization)	6:35pm
<u>OLD BUSINESS</u>	6:45pm
<u>Storm Water Design Manual Update</u>	
➤ Work Session	
<u>NEW BUSINESS</u>	8:00pm
<u>LID Code Amendments</u>	
➤ Work Session	
PUBLIC COMMENT – Agenda (7 minutes per person)	8:15pm
ADJOURN	8:30pm

Note: *This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.*

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Tammy Mueller at tmueller@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTION ON ITEMS NOT LISTED ON THIS AGENDA.

[illegible]



Memorandum

Date: September 1, 2016

To: Planning Commission

From: Tawni Dalziel, P.E,
Sr. Stormwater Program Manager

Re: Update of Surface Water Design Manual to meet 2013-2018 NPDES
Stormwater Permit Requirements

Overview

Public Works Department staff met with the Planning Commission on July 7, 2016 to present an overview of the requirements of the City's 2013-2018 Western Washington Phase II Municipal Stormwater Permit (also known as the National Pollutant Discharge Elimination System, or NPDES Permit) as it relates to the adoption of a new Surface Water Design Manual. The Planning Commission indicated to staff that adopting the *2016 King County Surface Water Design Manual* (KCSWDM) is appropriate to meet NPDES Permit requirements.

Staff provided an overview of changes to the general public in an Open House on July 27, 2016. More than 33 people attended this event including residents, designers, and staff from Sammamish Plateau Water.

To support the amendments, staff also convened a Technical Stakeholder Committee comprised of engineers, developers, environmental advocates, and residents to discuss the contents of an addendum to the 2016 KCSWDM. Two committee meetings occurred on August 9 and 24, 2016 to discuss specific changes, embodied in the 2016 Sammamish Addendum to the KCSWDM.

After review of the *2016 KCSWDM* with feedback from the public and Technical Stakeholder Committee, the Public Works Department will present to the Planning Commission the draft *2016 Sammamish Addendum*. This document clarifies definitions, exemptions, and requirements in the 2016 KCSWDM and also includes code language that seeks to ensure that stormwater facilities such as ponds and vaults are more attractively integrated into project designs.

Needed Direction

The goal of the September 6, 2016 meeting is to review the proposed *2016 Sammamish Addendum* and address Planning Commission questions and comments. Comments will be addressed during the Public Hearing and Deliberation scheduled for September 15, 2016.

Please feel free to contact me with any questions you may have. I can be reached at 425-295-0567 or at tdalziel@sammamish.us.

CITY OF SAMMAMISH SURFACE WATER DESIGN MANUAL ADDENDUM

PREFACE – How to Use this Document

General Introduction

~~This document was prepared for the City of Sammamish to meet the requirements of the NPDES Phase 2 permit to develop, implement, and enforce a program to reduce pollutants in stormwater runoff from new development, redevelopment and construction site activities. Per the NPDES permit, this program applies to all sites that disturb a land area 1 acre or greater (the NPDES regulatory threshold), including projects less than one acre that are part of a larger common plan of the development or sale. The program applies to private and public development, including roads.~~

The City of Sammamish has adopted the ~~2009-2016~~ King County Surface Water ~~Design Manual~~ (~~2009 KCSWDM~~[2016 KCSWDM](#)) in order to be in compliance with [the Washington State Department of Ecology](#)'s Phase II Municipal Stormwater permit. This Addendum to the ~~2009 KCSWDM~~[2016 KCSWDM](#) defines how the requirements of the KCSWDM are to be implemented within the City of Sammamish. The Addendum specifies all changes, additions, and deletions to the ~~2009 KCSWDM~~[2016 KCSWDM](#) to make it appropriate for use within the City of Sammamish. The ~~2009 KCSWDM~~[2016 KCSWDM](#) along with this Addendum define the drainage requirements for development and redevelopment projects within the City.

~~Ecology has allowed local jurisdictions to follow previous stormwater requirements for projects disturbing less than one acre. The City has elected to continue their previous practice of applying the requirements of the 1998 King County Surface Water Design Manual (1998 KCSWDM) to those projects disturbing less than the required threshold (1 acre). Which Manual should be used If your project will disturb less than acre and is not part of a larger common plan or sale, then use the 1998 KCSWDM in conjunction with the applicable sections of this addendum. If your project proposes to disturb more than 40,000 sq ft but less than an acre, then a pre-construction on-site inspection is required to review the proposed clearing limits, and a post construction survey is required to certify that less than an acre was disturbed. Projects that propose to disturb over an acre shall use the 2009 KCSWDM in conjunction with this addendum.~~

Purpose of and Need for the Addendum

The City has been issued a Phase II Municipal Stormwater Permit (Permit) effective ~~February 16, 2007~~[August 1, 2013](#). The Permit was issued under the National Pollutant Discharge

Elimination System (NPDES), as administered by the Washington State Department of Ecology (Ecology) within Washington State. The Permit specifies minimum requirements and technical

thresholds for stormwater mitigation needed for construction sites, new developments, and redevelopments.

~~Ecology prepared the 2005 Stormwater Management Manual for Western Washington to provide technical guidance to control the quantity and quality of stormwater runoff from new developments and redevelopments. Ecology has revised many of the BMPs from the 2005 SWMMWW to improve their effectiveness for protecting water quality and to meet the intent of the anti-degradation provisions of the water quality standards. The measures included in the Ecology manual are considered necessary to comply with state water quality standards and protect beneficial uses. In addition, Ecology revised the 2005 SWMMWW to include low impact development (LID) related definitions, requirements and an LID performance standard. If a jurisdiction adopts the 2005 Ecology manual or equivalent manual as approved by Ecology, they will meet one of the requirements of their NPDES permit. Adopting the 2012 Ecology manual, or equivalent manual, also supports the new LID requirements in NPDES Permit.~~

The City of Sammamish has previously relied upon the earlier versions of the KCSWDM to guide stormwater ~~mitigation~~ standards within the City. King County recently updated its manual to be consistent with the ~~2005-2012~~ Ecology manual. Ecology has deemed the ~~2009~~2016 KCSWDM and associated requirements to be equivalent to the ~~2005-2012~~ Ecology Manual. ~~By adopting the 2009 KCSWDM~~2016 KCSWDM and addressing the associated requirements, the City will be in compliance with the NPDES requirements that rely on the Ecology manual or approved equivalent.

The purpose of this Addendum is to tailor the 2016 KCSWDM to meet the unique conditions within the City, and be consistent with the City codes, organization and processes. No substantive changes have been made to the 2016 KCSWDM in order to maintain equivalency in requirements and the level of protection provided by the 2016 KCSWDM.

Relationship of the KCSWDM and the City of Sammamish ~~Low Impact~~ Development (~~LID~~) Code to Low Impact Development (LID)

The City of Sammamish recently adopted ~~low impact~~ development code amendments that encourage Low Impact Development (LID) principles to reduce impervious surfaces, retain native vegetation, and reduce runoff from developed sites. The ~~2009-KCSWDM~~2016 KCSWDM ~~encourages~~requires on site flow control best management practices (BMPs) to mitigate the impacts of storm and surface water runoff generated by new impervious surfaces, new pervious surfaces, existing impervious surfaces, and replaced impervious surfaces. Flow control BMPs are methods to disperse, infiltrate, or otherwise reduce or prevent development related increases in runoff at or near the sources of those increases. ~~LID maximum extent feasible through careful site planning to limit disturbance of native vegetation and it also requires consideration of specific LID techniques to reduce runoff from developed sites.~~ The 2016 KCSWDM provides specific design guidance for implementation of the LID measures encouraged in the City's ~~LID~~development code. As a result, the ~~2009-KCSWDM~~2016 KCSWDM and the City of Sammamish ~~LID ordinance~~development code complement each other.

How to Use this Document

This Addendum shall be used in coordination with the ~~2009-KCSWDM~~2016 KCSWDM for the following:

- To translate specific wording or reference from King County to the City.
- To cross-reference City ordinances and City maps in lieu of King County ordinances and maps.
- To provide a linkage or reference to other City requirements such as more restrictive requirements outlined in basin plans and the City's Critical Areas Ordinances.
- To provide exceptions and additions to the KCSWDM.

The ~~2009-KCSWDM~~2016 KCSWDM shall be used in its entirety except as directed in this Addendum. Exceptions and additions to the ~~2009-KCSWDM~~2016 KCSWDM are organized and referenced by chapter and section in the same manner as the ~~2009-KCSWDM~~2016 KCSWDM. Some global changes are provided in this preface, which shall be applied throughout the entire ~~2009-KCSWDM~~2016 KCSWDM. The user shall override the maps and references to other documents as indicated within this Addendum.

Addendum Organization

The information presented in this Addendum is organized as follows:

- **Preface – How to use this Document:** This preface provides instructions for using the City of Sammamish’s Addendum to the ~~2009-KCSWDM~~[2016 KCSWDM](#). It also defines terms in the [2016 KCSWDM](#) that are used differently for the City of Sammamish; City departments that are equivalent to county departments referred to in the [2016 KCSWDM](#); and designations from the [2016 KCSWDM](#) that do not apply to proposals in the City of Sammamish.
- **Chapter 1 – Drainage Review and Requirements:** The City of Sammamish has made several ~~minor~~ changes to Chapter 1 of the ~~2009-KCSWDM~~[2016 KCSWDM](#). This Addendum provides replacement and supplemental text for specific sections of Chapter 1. Apart from these changes, the King County version of Chapter 1 applies ~~for~~to proposals in the City of Sammamish.
- **Chapter 2 – Drainage Plan Submittal:** The City of Sammamish has made minor changes to Chapter 2 of the ~~2009-KCSWDM~~[2016 KCSWDM](#). [Section 2.4.2 has been modified to include an additional requirement for the inspection of installed LID BMPs.](#) The King County version of Chapter 2 applies ~~for~~to proposals in the City of Sammamish, except that the applicant shall refer to the City of Sammamish documents for technical submittal requirements, project plan requirements, and as-built requirements.
- **Chapter 3 – Hydrologic Analysis and Design:** The City of Sammamish has made no changes to Chapter 3 of the ~~2009-KCSWDM~~[2016 KCSWDM](#). The King County version of Chapter 3 applies ~~for~~to proposals in the City of Sammamish. This Addendum to Chapter 3 provides guidance on the application of the various flow control standards specified in the ~~2009-KCSWDM~~[2016 KCSWDM](#).
- **Chapter 4 – Conveyance System Analysis and Design:** The City of Sammamish has made no changes to Chapter 4 of the ~~2009-KCSWDM~~[2016 KCSWDM](#). The King County version of Chapter 4 applies ~~for~~to proposals in the City of Sammamish.
- **Chapter 5 – Flow Control Design:** The City of Sammamish has made very minor changes to Chapter 5 of the ~~2009-KCSWDM~~[2016 KCSWDM](#). This addendum to Chapter 5 provides replacement text for the sections that are changed. [Design criteria for ponds have been added/modified to address pond aesthetics.](#) Apart from these changes, the King County version of Chapter 5 applies to~~for~~ proposals in the City of Sammamish.

The City of Sammamish has adopted a Low Impact Development Ordinance that encourages the use of LID techniques within the City. LID applications can be used to reduce the size of flow control facilities following the credits specified in the ~~2009 KCSWDM~~[2016 KCSWDM](#).

- **Chapter 6 – Water Quality Design:** The City of Sammamish has made minor changes to Chapter 6 of the ~~2009-KCSWDM~~[2016 KCSWDM](#). This addendum to Chapter 6 provides

replacement text for the sections that are changed. Apart from these changes, the King County version of Chapter 6 applies ~~for~~to proposals in the City of Sammamish.

[The City of Sammamish allows for bioretention to be utilized as a pretreatment facility.](#)

The City of Sammamish requires higher levels of phosphorus removal for some lakes based on specific studies. The ~~2009 KCSWDM~~2016 KCSWDM Addendum identifies the procedures to follow and the areas that are involved in higher levels of phosphorus removals.

- **Definitions:** The City of Sammamish has made changes to the definitions section of the ~~2009 KCSWDM~~2016 KCSWDM. This Addendum to the Definitions section provides replacement text for the definitions that are changed. Apart from these changes, the King County version of the Definitions Section applies ~~for~~to proposals in the City of Sammamish.
- **Appendices:** Appendix B does not apply to the City of Sammamish. Appendices A, C, and D apply to proposals in the City of Sammamish.
- **References:** King County Reference sections ~~2, 3, 4B, 4D,~~ 7C, ~~8M~~8N through 8Q, 9, 10, and 14B do not apply to the City of Sammamish. King County Reference sections 1, 4A, 4B, 7bB, 8G, 8D, and 8J, ~~8K, 8L~~ through 8M have been replaced by a City of Sammamish reference. The King County version of Reference section ~~1, 4A, 4C~~ 5, 6, 7A and 8A through ~~8F, 8C, 8E, 8F, 8G, and 8I,~~ 9, 11, and 14A apply to proposals in the City of Sammamish. ~~—~~ New reference numbers 11 & 14 ~~has~~have been added.

City Equivalents for County Agencies

Unless the context requires otherwise, any reference to “County”, “King County”, or county department, shall refer to the City of Sammamish and any reference to county staff shall refer to the City Manager or designee, unless specifically referring to the Department of Community Development (DCD).

City Equivalents for County Ordinances

For proposals in the City of Sammamish, all reference in the KCSWDM to the following ordinances or municipal codes shall be replaced by reference as indicated in the following table.

King County Code (KCC)	Description	Sammamish Municipal Code (SMC)	Description
KCC 16.82	BUILDING AND CONSTRUCTION STANDARDS Clearing and Grading	SMC 16.15	Clearing and Grading
KCC 21A.14	Development Standards Design Requirements	SMC 21A.25	Development Standards – Density and Dimensions

King County Code (KCC)	Description	Sammamish Municipal Code (SMC)	Description
KCC 21A.24	Critical Areas	SMC 21A.50	Development Code – Environmentally Critical Areas
KCC 21A.06	Technical Terms and Land Use Definitions	SMC 21A.15. 254	Definitions
KCC 20.14	Basin Plans	SMC 24. 200 <u>20</u>	Interim Comprehensive Plan – Basin Plans
KCC 25	Shoreline Management	SMC 25	Shoreline Management
KCC 9*	Surface Water Management	SMC 13	Surface Water Management
		SMC 15.10	Flood Damage Prevention

*Title 9 still applies to the City of Sammamish per Ordinance 099-17, and is supplemented with SMC 15.

In general, references to the King County Critical Areas Ordinance (KCC 21A) are to be replaced by reference to the Sammamish Municipal Code (SMC 21A), particularly, chapter SMC 21A.50, Environmentally Critical Areas. Definitions for critical areas terminology may be found in SMC 21A.15. The following table provides additional detail on critical areas.

King County Code (KCC)	Description	Sammamish Municipal Code (SMC)	Description
Title 2	Administration	20	Administrative Procedures, Environmental Policy
21A.24.230	Flood hazard area	21A.50.230 15.10	Frequently flooded areas Flood Damage prevention
21A.24.311 – 21A.24.314	Critical Aquifer recharge area	21A.50.280 21A.15.253	Critical aquifer recharge areas – Development standards and permitted alterations Definition
21A.24. 230 <u>20</u>	Erosion hazard area	21A.50.220 21A.50.225 21A.15.415	Erosion hazard areas – Development standards and permitted alterations. Erosion hazards near sensitive water bodies – Special district overlay. Definition

King County Code (KCC)	Description	Sammamish Municipal Code (SMC)	Description
21A.24.280	Landslide hazard area / Landslide hazard drainage area	21A.50.260	Landslide hazard area – Development standards and permitted alterations
		21A.15.680	Definition
21A.24.290	Seismic hazard areas	21A.50.270	Seismic hazard area – Development standards and permitted alterations
		21A.15.1045	Definition
21A.24.310	Steep slope hazard areas	21A.15.1230	Definition. Steep slope hazard areas now included as part of landslide hazard areas.
		21A.15.1230	Definition
21A.24.318 – 21A.24.345	Wetlands areas	21A.50.290 – 21A.50.320	Wetlands - Development standards and permitted alterations
		21A.15.1415	Definition
21A.24.355 – 21A.24.381	Aquatic Areas	21A.50.330 – 21A.50.350	Streams
21A.24. 383 - 382 - 21A.24.388	Wildlife habitat conservation areas	21A.15.468 21A.50	Wildlife habitat conservation areas

City Equivalents for County Maps

For proposals in the City of Sammamish, all reference in the [2016 KCSWDM](#) to the following maps shall be replaced by reference as indicated in the following table.

King County Map or Designation	City of Sammamish Map*
Flow Control Applications Map	Flow Control Applications Map. Map to be provided by the City included in Appendix I
Landslide Hazard Drainage Areas Map	Landslide Hazard Drainage Area Map. Map to be provided by the City included in Appendix I
Water Quality Applications Map	Water Quality Applications Map. Map to be provided by the City included in Appendix I
Flood Hazard Area as defined in KCC 21A.06	Environmentally Sensitive Areas Map Frequently flooded areas include all areas of special flood hazards within the jurisdiction of the City of Sammamish as defined in SMC 21A.50.230 and as shown on the Environmentally Sensitive Areas Map.
Erosion Hazard Area*	Definition provided in SMC 21A.50.220

King County Map or Designation	City of Sammamish Map*
Landslide Hazard Area*	Definition provided in SMC 21A.50.260
Critical Aquifer Recharge Area*	Definition provided in SMC 21A.50.280

* Maps are on the City's web site at

~~<http://www.sammamish.us/departments/publicworks/Maps.aspx#http://www.ci.sammamish.wa.us/Maps.aspx>~~

City Equivalents for County Plans or Studies

In general, references to county-approved plans or studies in the [2016 KCSWDM](#) are to be replaced by reference to appropriate City-approved plans or studies. If comparable City-approved plans or studies do not exist, then references to County-approved plans or studies shall be retained for proposals in the City of Sammamish.

County Designations that do not Apply in the City

The following designations are used in the ~~2009 KCSWDM~~ [2016 KCSWDM](#) but are not currently used in the City of Sammamish; any reference in the [2016 KCSWDM](#) to the existence of areas with these designation or thresholds or requirements for such areas is to be disregarded for proposals in the City of Sammamish:

- **Agricultural Project**
- **Coal Mine Hazard Area**
- **Forest Production Zone Area**
- **Master Drainage Plans (MDPs)**
- **Rural Residential Development**
- **Sensitive Area Folio** - refer to City of Sammamish Sensitive Areas Maps at <http://www.sammamish.us/departments/publicworks/Maps.aspx#http://www.ci.sammamish.wa.us/Maps.aspx>
- **Stormwater Compliance Plans (SWCPs)**
- **Urban Planned Development**
- **Zoning Classifications:** The [2016 KCSWDM](#) references to Agricultural (A) Zoning, Forest (F) Zoning, or Rural (R) Zoning are intended for areas outside of the Urban Growth Boundary; therefore, the City of Sammamish contains no equivalent zoning. Project proponents should refer to City zoning maps to determine which zoning classifications apply to their projects.

Equivalency of the KCSWDM Relevant to the City of Sammamish

~~Note that King County Code (KCC) Chapter 9.04 (Surface Water Runoff Policy) and the KCSWDM alone are not equivalent with the Ecology manual. In a letter to King County dated February 19, 2008, Ecology identified additional requirements that a Phase II community needs to incorporate in order to be able to adopt the KCSWDM as an equivalent to the Ecology Manual. These other adopted requirements and the aspects of the Ecology manual or permit requirements that they address are listed in the following table. The table also identifies the equivalent City of Sammamish code or the requirement that needs be followed to obtain~~

equivalency and be in compliance with the Permit.

Ecology Requirement	King County Code (KCC)	Sammamish Municipal Code (SMC) or Requirement
Construction erosion and sediment controls are required for all new and redevelopment projects, regardless of project size.	To meet this requirement, King County relies on KCC 16.82.095 Clearing and Grading to require erosion and sediment controls at all sites where a site is disturbed, regardless of whether a permit is required.	The City of Sammamish meets this requirement in SMC 16.15.090 Clearing and Grading.
The application of construction erosion and sediment control requirements and the soil quality and depth best management practice (BMP) for flow control are not currently located in the 2016 KCSWDM .	These requirements are located in KCC 16.82 Clearing and Grading.	To meet this requirement, follow “BMP T5.13: Post Construction Soil Quality and Depth” in the Ecology Manual, and provided herein as Reference 11.
The wetlands protection requirement (Minimum Requirement #8) is not contained in the 2016 KCSWDM .	Wetland protection requirements are located in KCC 21A.24 Critical Areas.	The City of Sammamish meets this requirement in SMC 21A.50.290 through 21A.50.632. Wetland management area—Special district overlay is provided in 21A.50.322. Wetland definitions are proved in SMC 21A.15.1395 through 21A.15.1415.
Exemptions for treatment and flow control in rural areas (allowed for up to 4% total impervious area and 15% new pervious area).	Ecology approves the exemptions based on the County’s rural area clearing restrictions in KCC 16.82 Clearing and Grading. Buffer requirements are contained in KCC 21A.24 Critical Areas.	The City of Sammamish meets these requirements in SMC 16.15 and SMC 21A.50.

CHAPTER 1 – Drainage Review and Requirements

The City of Sammamish has made several minor changes to Chapter 1 of the ~~2009 KCSWDM~~2016 KCSWDM. This chapter provides replacement and supplemental text for specific sections of Chapter 1. Apart from these changes, the King County version of Chapter 1 applies for proposals in the City of Sammamish. The City’s changes to the County document are as follows:

- **Key Terms and Definitions (page 1-1 of the ~~2009 KCSWDM~~2016 KCSWDM)** — Replace all references to KCC 21A with SMC 21A. In addition, the following changes to specific terms apply:

Term (page)	Action
Critical aquifer recharge area (p 1-2)	<p><i>Replace as follows per SMC 21A.15.253:</i></p> <p>“Critical aquifer recharge areas” <u>means those areas in the City of Sammamish with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater. CARAs shall be classified based on the following criteria:</u></p> <p><u>(1) Class 1 CARAs include those areas located within the mapped one- or five-year capture zone of a wellhead protection area.</u></p> <p><u>(2) Class 2 CARAs include those areas located within the mapped 10-year capture zone of a wellhead protection area.</u></p> <p><u>(3) Class 3 CARAs include those areas outside wellhead protection areas that are identified as high aquifer recharge potential areas based on characteristics of surficial geology and soil types. (Ord. O2013-350 § 1 (Att. A); Ord. O2005-193 § 2)</u>is the critical area designation that is applied to areas where extra protection of groundwater quantity and quality is needed because of known susceptibility to contamination and importance to drinking water supply. Such areas are delineated on maps provided by the City. See the “Definitions” section for more details.</p> <p>Critical aquifer recharge areas are regulated in SMC 21A.50.280 Critical aquifer recharge areas – Development standards.</p> <p>Also mapped. See City’s website</p>
Critical Drainage Area (p 1-2)	<p><i>Replace as follows per SMC 21A.15.255:</i></p> <p>“Critical drainage area” means an area that has been formally determined by the King County Surface Water Management Department to require more restrictive regulation than countywide standards afford in order to mitigate severe flooding, drainage, erosion, or sedimentation problems that result from the cumulative impacts of development and urbanization. (Ord.O2003-132 § 10).</p> <p>Critical drainage areas are defined in SMC 21A.15.255 and are regulated in SMC 21A.50.355 Lake management areas – Special District overlay.</p>

Term (page)	Action
Erosion hazard area (p 1- 2 3)	<p><i>Replace as follows per SMC 21A.15.415:</i></p> <p>“Erosion hazard area” is the critical area designation that is applied to areas underlain by soils that are subject to severe erosion when disturbed. See the “Definitions” section for more details.</p> <p>Erosion hazard areas are regulated in SMC 21A.50.220 Erosion hazard areas – Development standards and permitted alterations.</p>
Flood Hazard Area (p 1-3)	<p><i>Replace as follows per SMC 15 Flood Damage Prevention:</i></p> <p>SMC 15 shall be the basis for establishing the areas of special flood hazard.</p>
Landslide Hazard Area (p 1- 3 5)	<p><i>Replace as follows per SMC 21A 15.680:</i></p> <p>“Landslide hazard area” is the critical designation that is applied to areas potentially subject <u>to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors</u>to severe risk of landslide due to topography, soil conditions, and geology. See the “Definitions” section for more details.</p> <p><u>Erosion hazard areas are regulated in SMC 21A.50.260 Landslide hazard areas – Development standards and permitted alterations.</u></p>

- **Section 1.1.1 PROJECTS REQUIRING DRAINAGE REVIEW** (page 1-~~9~~12 of the ~~2009 KCSWDM~~2016 KCSWDM) — Replace the “King County Permits and Approvals” table with the following table and adding a new number 7:

7. Projects located in landslide hazard areas that will result in 500 square feet or more, and less than 2,000 square feet, of new, replaced or new plus replaced impervious surfaces requires simplified drainage review.

City of Sammamish Permits and Approvals
Construction Permits Right of Way Permit Site Development Permits Conditional Use Permits Clear and Grade Permit Shoreline Management Substantial Development Permits Short Subdivision Developments (Short Plat) Subdivision Developments (Plats) Commercial Site Development Permit (CSDP) Unified Zone Development Permit (UZDP) Plat Alterations
Notes: See SMC 20.05 – PROCEDURES FOR LAND USE PERMIT APPLICATIONS, PUBLIC NOTICE, HEARINGS, AND APPEALS for additional information.

- **Figure 1.1.2.A FLOW CHART FOR DETERMINING TYPE OF DRAINAGE REVIEW REQUIRED** (page 1-14 of the 2016 KCSWDM) — Amending Figure 1.1.2.A such that the first box reads:

Is the project a **single family residential** or **agricultural project** that results in $\geq 2,000$ sf of **new plus**

replaced impervious surface or $\geq 7,000$ sf of land disturbing activity, results in less than 5,000 square feet of new plus replaced pollution generating impervious surface, results in less than $\frac{3}{4}$ acre of pollution generating pervious surfaces, or more than 500 square feet of new impervious surface, replaced impervious surface or new plus replaced impervious surface in a landslide hazard area AND meets one of the following criteria:

- **Table 1.1.2.A REQUIREMENTS APPLIED UNDER EACH DRAINAGE REVIEW TYPE (page 1-15 of the 2016 KCSWDM) — Amending Table 1.1.2.A such that the first box reads:**

Single family residential projects and agricultural projects that results in $\geq 2,000$ sf of new plus replaced impervious surface or $\geq 7,000$ sf of land disturbing activity but do not exceed the new plus replaced PGIS, new PGPS, and new pervious surface thresholds specified in Sec. 1.1.2.1; OR is an agricultural project that qualifies for the “Impervious Surface Percentage Exemption For Agricultural Projects”; OR is a project that that results in more than 500 square feet or new impervious surface, replaced impervious surface or new plus replaced impervious surface in a landslide hazard area.

- **Section 1.1.2.1 SIMPLIFIED DRAINAGE REVIEW (page 1-16 of the 2016 KCSWDM) — Amending paragraph four under the title “Threshold” such that it reads as the following:**

Simplified Drainage Review is required for any *single family residential project* or *agricultural project* that will result in 2,000 square feet or more of *new impervious surface, replaced impervious surface, or new plus replaced impervious surface*, or 7,000 square feet or more of *land disturbing activity*, or more than 500 square feet or new impervious surface, replaced impervious surface or new plus replaced impervious surface in a landslide hazard area, AND meets one of the following criteria:

- **Section 1.2 CORE REQUIREMENTS, Downstream Water Quality Problems Requiring Special Attention (page 1-~~26-29~~ of the ~~2009-KCSWDM~~2016 KCSWDM)**
— The following supplemental information is added to this section:

The ~~2009-KCSWDM~~2016 KCSWDM recognizes water quality problems requiring special mitigation measures to protect receiving waters. A water quality problem is defined as a problem documented by the state to exceed the state’s numeric water quality standard. The ~~2009-KCSWDM~~2016 KCSWDM references Category 2, 4, and 5 water—quality problems as—requiring—special—attention.— Within—the—City—of Sammamish, the following water quality problems are currently listed by the Department of Ecology, based on the ~~2008-2015~~ Water Quality Assessment, approved by the U.S. Environmental Protection Agency on ~~January 29~~July 22, ~~2009~~2016. The latest designated impaired waterbodies can be viewed at <http://www.ecy.wa.gov/programs/wq/303d/currentassessmt.html>.

Impaired Water Body	Parameter	Category*
Lake Sammamish	<u>Dissolved oxygen, polychlorinated biphenyls (PCBs), bioassessment</u> Dissolved oxygen, fecal coliform	5
Lake Sammamish	<u>Total phosphorus, 2,3,7,8-TCDD TEQ, sediment bioassay</u> Total phosphorus	2
Pine Lake Creek	<u>Dissolved oxygen, temperature, bacteria</u> Fecal coliform, dissolved oxygen, total phosphorus	5
<u>Pine Lake Creek</u>	<u>Mercury</u>	<u>2</u>
<u>Pine Lake</u>	<u>Bacteria</u>	<u>2</u>
Laughing Jacobs Creek	<u>Bacteria, bioassessment, temperature, dissolved oxygen</u> Fecal coliform, dissolved oxygen	5
<u>Evans Creek</u>	<u>Temperature</u>	<u>4a</u>
<u>Eden Creek</u>	<u>Bioassessment, temperature, bacteria</u>	<u>5</u>
<u>Eden Creek</u>	<u>Copper, dissolved oxygen</u>	<u>2</u>
Ebright Creek	<u>Bioassessment</u> Fecal coliform	5
Ebright Creek	<u>Dissolved oxygen, mercury</u> Dissolved oxygen	2
Evans Creek	Fecal coliform, dissolved oxygen, temperature	4a
Evans Creek	pH	2
Beaver Lake No. 2	Total phosphorus	2 <u>5</u>

* Definition of Categories for impaired waterbodies:

- Category 2: ~~-~~ Waters of concern, some evidence of water quality problem.
- Category 4 (a and b): Polluted waters with a plan (TMDL) or pollution control program in place to address the problem.
- Category 5: Polluted waters, a TMDL plan is required.

Projects that discharge to the impaired waterbodies identified above may be required to implement special treatment to address the water quality problem in accordance with the requirements outlined in Section 1.2.2.3, Water Quality Problem Impact Mitigation.

Studies and lake management plans have determined that Beaver ~~and Pine Lakes~~Lake within the City of Sammamish requires a higher level of total phosphorus reduction than that currently required by the 2009 KCSWDM~~2016 KCSWDM~~. For projects that drain to Beaver Lake~~or Pine Lake~~, ~~the project proponent shall contact the City for specific requirements necessary to attain the desired level of total phosphorus reduction.~~Sensitive Lake Water Quality Treatment and 80% total phosphorus removal using All Known Available and Reasonable Technology (AKART) shall be provided.

The federal Clean Water Act requires that a Total Maximum Daily Load (TMDL) cleanup plan be developed for each of the waterbodies on the state's list of impaired waterbodies, known as the "303(d) list." The TMDL study identifies pollution problems in the watershed, and specifies how much pollution needs to be reduced or eliminated to achieve clean water. Ecology has prepared TMDLs for fecal coliform bacteria, temperature and dissolved oxygen for the Bear-Evans watershed. Strategies identified in the TMDLs to address the water quality impairment in the Bear-Evans watershed are listed below. Development or redevelopment projects within the City of Sammamish that ultimately drain to Evans Creek should incorporate these actions as appropriate.

TMDL – Implementation Strategy for Fecal Coliform Bacteria in the Evans Creek Watershed

- Implement structural (as appropriate) and non-structural stormwater source control best management practices (BMPs).
- Restore riparian vegetation to help filter out stormwater pollutants.
- Properly manage domestic animal and livestock wastes.

TMDL – Implementation Strategy for Temperature and Dissolved Oxygen in the Evans Creek watershed

- Plant new and preserve existing trees in the riparian zone along lengths of the creeks.
- Investigate opportunities to enhance groundwater recharge.
- Restore and protect wetlands in areas that will benefit the stream and enhance habitat.
- Consider a water management strategy that recognizes the benefits of maintaining summer baseflows.
- Minimize human-caused sources of nutrients in the watershed.

~~• Soil Amendment Requirement~~

~~All projects that propose 7,000 square feet of land disturbing activity, or more, are required to amend the soils as specified below. This requirement is intended to apply to all projects independent of what surface water design manual is used.~~

- ~~• Except as otherwise provided below, areas that have been cleared and graded shall have the soil moisture holding capacity restored to that of the original undisturbed soil native to the site to the maximum extent practicable. The soil in any area that has been compacted or that has had some or all of the duff layer or underlying topsoil removed shall be amended to mitigate for lost moisture holding capacity. The amendment shall take place between May 1 and October 1. The topsoil layer shall be a minimum of eight inches thick, unless the applicant demonstrates that a different thickness will provide conditions equivalent to the soil moisture holding capacity native to the site. The topsoil layer shall have an organic matter content of between five to ten percent dry weight and a pH suitable for the proposed landscape plants. When feasible, subsoils below the topsoil layer should be scarified at least four inches with some incorporation of the upper material to avoid stratified layers. Compost used to achieve the required soil organic matter content must meet the definition of "composted materials" in WAC 173-350-220.~~
- ~~• This subsection does not apply to areas that: a. Are subject to a state surface mine reclamation permit; or b. At project completion are covered by an impervious surface, incorporated into a drainage facility or engineered as structural fill or slope.~~

• Section 1.2.3.1 AREA-SPECIFIC FLOW CONTROL FACILITY REQUIREMENT

- Add new sections following IMPERVIOUS SURFACE PERCENTAGE EXEMPTION FOR AGRICULTURAL PROJECTS (page 1-42 of the 2016 KCSWDM)

- ~~IN LIEU OF PAYMENT EXEMPTION~~ In Lieu of Payment Exemption
 - In lieu of constructing stormwater flow control facilities and at the discretion of the director, applicants may pay a fee to the City of Sammamish. The payment will offset construction of City owned and maintained regional stormwater facilities. Program requirements, fees, and feasibility criteria are maintained by the Public Works Department.
- ~~MAINTENANCE EXEMPTION~~ Maintenance Exemption
 - Pavement Maintenance. The following pavement maintenance practices are exempt:
 - a. Pothole and square cut patching
 - b. Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage (overlaying permeable or pervious pavements with traditional (non-permeable) asphalt or pavement is not considered pavement maintenance)
 - c. Shoulder grading
 - d. Reshaping/regrading drainage systems
 - e. Crack Sealing
 - f. Resurfacing with in-kind material without expanding the road prism
 - g. Pavement preservation activities that do not expand the road prism
 - h. Vegetation maintenance
 - i. Catch basin and pipe maintenance
 - j. Regrading/reshaping/resurfacing of existing ramps or sidewalks to meet ADA requirements
 - k. Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics.
 - l. Projects that do not impact the base course are exempt and are not considered “replaced impervious”.
 - The following pavement maintenance practices are not exempt. The practices are subject to the Minimum Requirements that are triggered when the thresholds are met or exceeded. The extent to which the manual applies is explained for each circumstance. The following affected surfaces are considered replaced hard surfaces:
 - Removing and replacing a paved surface and impacting the base course. If impervious surfaces are not expanded, Core Requirements #1, 5, 6, and 9 apply.
 - The following affected surfaces are considered new hard surfaces:
 - Extending the pavement edge without increasing the size of the road prism.
 - Paving graveled shoulders.
 - Resurfacing by upgrading from dirt to gravel, asphalt, or concrete;
 - -Resurfacing by upgrading from gravel to asphalt or concrete; or

- Resurfacing by upgrading from a bituminous surface treatment to asphalt or concrete.
- Parking lot and road surfacing requirements are regulated through the Sammamish Municipal Code – Title 2 (Buildings), Title 10 (Public Works), Title 13 (Land Use Regulatory Code) and the Public Works ~~Design Manual~~ Standards. No special considerations will be given to “temporary” pavement surfaces (e.g., parking lots, roads) as the impacts resulting from the proposed hard surface must be mitigated as part of construction.
- **Section 1.2.8 CORE REQUIREMENT #8: WATER QUALITY**
 - Add the following exemptions under the section EXEMPTIONS FROM CORE REQUIREMENT #8 (page 1-69 of the 2016 KCSWDM)
 - ~~In Lieu of Payment Exemption.~~ **IN-LIEU OF PAYMENT EXEMPTION**
 - In lieu of constructing stormwater treatment facilities, applicants may pay a fee to the City of Sammamish. The payment will offset construction of City owned and maintained regional stormwater facilities. Program requirements, fees, and feasibility criteria are maintained by the Public Works Department.
 - ~~Maintenance Exemption~~ **MAINTENANCE EXEMPTION**
 - Pavement Maintenance. The following pavement maintenance practices are exempt:
 - a. Pothole and square cut patching
 - b. Overlaying existing asphalt or concrete pavement with asphalt or concrete without expanding the area of coverage (overlaying permeable or pervious pavements with traditional (non-permeable) asphalt or pavement is not considered pavement maintenance)
 - c. Shoulder grading
 - d. Reshaping/regrading drainage systems
 - e. Crack Sealing
 - f. Resurfacing with in-kind material without expanding the road prism
 - g. Pavement preservation activities that do not expand the road prism
 - h. Vegetation maintenance
 - i. Catch basin and pipe maintenance
 - j. Regrading/reshaping/resurfacing of existing ramps or sidewalks to meet ADA requirements
 - k. Underground utility projects that replace the ground surface with in-kind material or materials with similar runoff characteristics.
 - ~~i.l.~~ Projects that do not impact the base course are exempt and are not considered “replaced impervious”.
 - The following pavement maintenance practices are not exempt. The practices are subject to the Minimum Requirements that are triggered when the thresholds are met or exceeded. The extent to which the manual applies is explained for each circumstance. The following affected surfaces are considered replaced hard surfaces:

- Removing and replacing a paved surface and impacting the base course. If impervious surfaces are not expanded, Core Requirements #1, 5, 6, and 9 apply.
- The following affected surfaces are considered new hard surfaces:
 - Extending the pavement edge without increasing the size of the road prism.
 - Paving graveled shoulders.
 - Resurfacing by upgrading from dirt to gravel, asphalt, or concrete.
 - Resurfacing by upgrading from gravel to asphalt or concrete; or
 - Resurfacing by upgrading from a bituminous surface treatment to asphalt or concrete.
- Parking lot and road surfacing requirements are regulated through the Sammamish Municipal Code – Title 2 (Buildings), Title 10 (Public Works), Title 13 (Land Use Regulatory Code) and the Public Works ~~Design Manual~~ Standards. No special considerations will be given to “temporary” pavement surfaces (e.g., parking lots, roads) as the impacts resulting from the proposed hard surface must be mitigated as part of construction.
- **Table 1.2.9.A FLOW CONTROL BMP FACILITY SIZING CREDITS (page 1-95 of the 2016 KCSWDM)**
 - Add fourth footnote, Note (4): These credits do not apply to subdivision implementation of BMPs on individual lots.
- **Section 1.2.9.4.1 USE OF CREDITS BY SUBDIVISION PROJECTS (page 1-97 of the 2016 KCSWDM)**
 - Replace C. Subdivision Implementation of BMPs on Individual Lots in entirety as follows: These are flow control BMPs installed on a subdivision's proposed lots as part of the subdivision project. For example, the subdivision developer may elect to pre-install some or all of the flow control BMPs required by the individual lot BMP requirements in Section 1.2.9.2.
 - 1. Credits are not allowed.
 - Replace D. Subdivision Future Implementation of BMPs on Individual Lots in entirety as follows: These are flow control BMPs stipulated to be installed on some or all of a subdivision's proposed lots by a declaration of covenant recorded for each such lot.
 - 1. Credits are not allowed.

- **Section 1.3.1 SPECIAL REQUIREMENT #1: OTHER ADOPTED AREA- SPECIFIC REQUIREMENTS** (page 1-~~77~~ 99 of the ~~2009 KCSWDM~~ 2016 KCSWDM) — Replace the table in Section 1.3.1 on page 1-~~78~~ 100 with the following:

Threshold	Requirement
If a proposed project is in a basin plan or lake management plan...	THEN the proposed project shall comply as codified by the City of Sammamish Municipal Code.

CHAPTER 2 – Drainage Plan Submittal

The City of Sammamish has added supplemental information and made minor changes to Chapter 2 of the ~~2009 KCSWDM~~ [2016 KCSWDM](#), as described below. Apart from this information, project proponents should refer to the county document for guidance on drainage plan submittal. All submittal reviews shall be conducted by the Department of Community Development (DCD).

Supplemental Information

As part of our Surface Water Design Manual the applicant shall refer to the following documents for Project Plans and As-Built.

1. Site Development Permit – Technical Submittal Requirements (~~Pages 3-5 relate to Stormwater~~). This document is provided on the city website ~~at:~~ <http://www.ci.sammamish.wa.us/files/document/7089.pdf>
2. The applicant shall use the *City of Sammamish Standard Development Project Close-out (M/D Period) PW Administration Items Requirements/Checklist* form (available from the City of Sammamish Department of Community Development as a guide to assembling a *First Submittal Intake* package.

Section 2.4.2 FINAL CORRECTED PLAN SUBMITTAL (page ~~2-35~~ [39](#) of the ~~2009~~ [2016 KCSWDM](#)) —

Replace Section 2.4.2 in entirety as follows:

The applicant shall use the *City of Sammamish Standard Development Project Close-out (M/D Period) PW Administration Items Requirements/Checklist* form (available from DCD) as a guide to assembling a *Second Submittal Intake* package for project closeout.

During the course of construction, special inspections are required for LID and Flow Control BMPs. Once construction is completed, it is the applicant's responsibility to submit a letter verifying that the BMPs have been inspected, installed correctly, and are functioning as designed. Any as-built deviations from the design shall be explained clearly in the letter.

CHAPTER 3 – Hydrologic Analysis and Design

The City of Sammamish has made no changes to Chapter 3 of the ~~2009 KCSWDM~~[2016 KCSWDM](#). Project proponents should refer to the county document for guidance on hydrologic analysis and design.

~~The City of Sammamish has identified specific areas requiring Level 2 or Level 3 flow control as defined within the KCSWDM. Flow control areas are identified in the flow control maps accompanying this Addendum.~~

~~The City of Sammamish accepts continuous models that have been approved by Ecology. Included among these are:~~

- ~~○ **King County Runoff Time Series (KCRTS):** This is the hydrologic model that accompanies the 2009 KCSWDM. Ecology has deemed this model to be equivalent to the requirements of the Ecology manual provided that compliance for the flow-duration curves are consistent with the method Ecology uses. The model includes hourly and 15-minute rainfall. The 15-minute rainfall is used to determine peak flows used for conveyance design.~~
- ~~○ **Western Washington Hydrologic Model (WWHM):** This is the hydrologic model that accompanies the (Ecology Manual). WWHM incorporates routines to evaluate LID techniques. WWHM was initially developed for detention and water quality design and did not focus on peak flow predictions for conveyance design. The standard model does not include rainfall data that would be suitable for determining peak flows for conveyance design.~~
- ~~○ **MGSFlood:** This is the hydrologic model originally developed for Washington State Department of Transportation (WSDOT) for use in transportation projects. MGSFlood incorporates an extended rainfall database of 158 years in length created by combining rainfall records from different locations in the Pacific Northwest. It has recently incorporated a rainfall that is disaggregated to a 5-minute timestep to assist in the design of conveyance. MGSFlood also incorporates routines to evaluate LID techniques.~~

~~The approved models are all derivatives of the Hydrologic Simulation Program—FORTRAN (HSPF) model. The City also accepts use of the HSPF model, provided suitable documentation is provided and approved concerning the runoff parameters used for the analyses. Approved regional parameters or basin-specific parameters developed during a basin plan can be used. Alternative parameters can be used following the protocols described in the 2009 KCSWDM.~~

~~Hydrologic analysis methods must follow “Table 3.2 Acceptable Uses of Runoff Computation Methods” found on page 3-10-12 of the 2009 KCSWDM~~2016~~ KCSWDM. Derivatives of HSPF (e.g., KCRTS, MGSFlood, and WWHM) can be applied as indicated under the “KCRTS” column. As noted above, there are differences the rainfall data used for these derivative models. These differences are most noticeable in the generation of peak flows used for conveyance~~

~~design. The City of Sammamish currently accepts both KCRTS and MGS Flood for conveyance design.~~

CHAPTER 4 – Conveyance System Analysis and Design

The City of Sammamish has made ~~no~~ minor changes to Chapter 4 of the ~~2009 KCSWDM~~ 2016 KCSWDM. Project proponents should refer to the county document for guidance on conveyance system analysis and design.

1. Allowed Pipe Types:
2. Add drain markers at every CB in pavement
3. Minimum pipe slope 0.05%
4. Storm testing, jet, clean, and television prior to final plat and acceptance into City maintenance
5. Maximum pipe run between structures 300-ft
6. Vehicle maintenance access within 200-ft. is required to all catch basin, manholes, and clean-outs
7. Provide a 1" PVC pipe through the concrete below the pipe to allow groundwater to pass through

CHAPTER 5 – Flow Control Design

The City of Sammamish has added supplemental information and made several minor changes to Chapter 5 of the ~~2009 KCSWDM~~[2016 KCSWDM](#), as described below. Apart from this information, project proponents should refer to the county document for guidance on ~~flow~~ flow control design.

Supplemental Information

The City of Sammamish has identified specific areas where the Conservation Flow Control (Level 2) and Flood Problem Flow Control (Level 3) flow control standards described in the ~~2009 KCSWDM~~[2016 KCSWDM](#) are to be applied within the City. Locations are shown on the City of Sammamish Flow Control Applications map accompanying this Addendum.

~~Generally,~~ [The King County Basic Flow Control \(Level 1\) standard](#) does not apply within the City. There may, however, be circumstances where the Basic Flow Control standard can be applied. The ~~2009–2016~~[KCSWDM](#) defines the Basic Flow Control Standard as being appropriate for areas that drain to a closed conveyance system that discharges to a waterbody designated as a major receiving water. Lake Sammamish is designated a ~~major~~ major receiving water. Developments that drain to closed drainage systems discharging directly to Lake Sammamish could, by definition, be eligible for the Basic Flow Control Standard. This would be the case where runoff from a new or redevelopment project area discharges to an existing system downstream drainage system where downstream ~~capacity~~ capacity issues are likely with an increase in runoff to the system.

Chapter 5 describes various LID techniques. These should be used as the technical guidance for implementing the BMPs specified in the LID Ordinance.

Changes to ~~2009 KCSWDM~~[2016 KCSWDM](#)

- [**Section 5.1.1.1 DESIGN CRITERIA, Side Slopes \(page 5-4 of the 2016 KCSWDM\) — Amend criteria 2, 3, and 4 to read as follows:**](#)

Intent. The design of stormwater ponds and vaults are intended to be attractive site amenities. Open ponds are intended to appear like natural ponds. The physical appearance of vault walls are also intended to be minimized. To achieve the design of ponds and vaults that are more aesthetically compatible with adjacent land uses, standards have been established related to the slope of perimeter side slopes, curvilinear design, and the introduction of active and passive recreational elements. The director may approve designs that do not meet the numeric standards below, provided the intent of the proposed design is equal to or better than that the design that would accrue through strict adherence to these standards.

2) If analyzed by a geotechnical engineer for stability and approved by the City, up to

25% of the pond perimeter exterior side slopes may be steeper than 2H:1V.

3) Pond walls may be vertical retaining walls, provided: (a) they are constructed of reinforced concrete per Section 5.1.3 (p. 5-22) and the visible surface has an attractive pattern/finish; (b) a 4-ft split rail fence with wire backing is provided along the top of the wall; (c) at least 75% of the pond perimeter will be a vegetated soil slope not steeper than 3H:1V; and (d) the design is stamped by a licensed structural engineer.

4) For privately owned and maintained facilities, no more than 25% of the pond perimeter may be retaining walls, and building foundations may serve as one or more of the pond walls.

- **Section 5.1.1.1 DESIGN CRITERIA, Embankments (page 5-4 of the 2016 KCSWDM)** — Amend criteria 1 to read as follows:

1) Pond berm embankments higher than 6 feet shall require design by a geotechnical engineer. Pond embankments adjacent to property lines shall be no higher than 6 feet, unless mitigated and approved by the Director. The embankment height measurement includes the freeboard and is measured from the toe of the slope of the top of the embankment. Mitigation measures for exceeding the 6 foot height restriction for berms adjacent to property lines may include:

- Designed and analyzed by a geotechnical engineer or licensed structural engineer
- Setback at least 10 feet from the property line
- Type I landscaping provided along any berms

- **Section 5.1.1.1 DESIGN CRITERIA, Setbacks (page 5-7 of the 2016 KCSWDM)** — Amend to include the following criteria after criteria 5 to read as follows:

6) For pond berm embankments greater than 6 feet, the toe of the exterior slope shall be setback 10 feet or more to the tract or from the property line.

- **Section 5.1.1.1 DESIGN CRITERIA, Landscaping (page 5-8 of the 2016 KCSWDM)** — Amend to include the following criteria:

1) The opening sentence is modified to read “Landscaping for aesthetic purposes is required.”

2) Ponds shall include trails or paths that encourage passive recreation in connection with stormwater facilities. Connect stormwater paths to off-site trail systems where applicable. Trails within tracts of City-maintained ponds in residential subdivision developments shall be designated “to be maintained by the homeowner’s association”. Trails or paths that provide passive recreation may be credited for up to 100 percent of the onsite recreation space requirement for projects that are required to provide onsite

recreational space per SMC 21A.30.140 and SMC 21B.30.090. See Section 5.1.1.1, DESIGN CRITERIA, Detention Ponds in Recreation Tracts.

3) Table 5.1.1.A should be expanded to include but not limited to the following:

- Amended Plant List Examples: SMALL TREES AND SHRUBS WITH FIBROUS ROOTS

- Table 5.1.1.A Small Trees/ High Shrubs

<u>Botanical</u>	<u>Common</u>
<u><i>Acer circinatum</i></u>	<u>Vine maple</u>
<u><i>Arbutus unedo</i></u>	<u>Strawberry Tree</u>
<u><i>Amalanchier x grandiflora</i></u>	<u>Serviceberry</u>
<u><i>Cornus sericea</i></u>	<u>Red twig dogwood</u>
<u><i>Corylus cornuta</i></u>	<u>Filbert</u>
<u><i>Morella californica</i></u>	<u>California Wax Myrtle</u>
<u><i>Holodiscus discolor</i></u>	<u>Oceanspray</u>
<u><i>Physocarpus opulifolius</i></u>	<u>Ninebark</u>
<u><i>Pinus contorta var contorta</i></u>	<u>Shore pine</u>
<u><i>Ribes aureum</i></u>	
<u><i>Ribes sanguineum 'King Edward VII'</i></u>	<u>Red-flowering current</u>
<u><i>Sambucus nigra</i></u>	<u>Black elderberry</u>
<u><i>Vaccinium spp.</i></u>	<u>Blueberry</u>

- Low Shrubs / Ornamental Grasses/ Perennial / Groundcover / Bulbs

<u>Botanical</u>	<u>Common</u>
<u><i>Achillea millefolium</i></u>	<u>Western yarrow</u>
<u><i>Arctostaphylos uva-ursi</i></u>	<u>Kinnikinnick</u>
<u><i>Aster oblongifolius 'October Skies'</i></u>	<u>Aromatic aster</u>
<u><i>Cammasia quamash</i></u>	<u>Camas Lily</u>
<u><i>Cornus sericea</i></u>	<u>Dwarf red-twig dogwood</u>
<u><i>Festuca idahoensis</i></u>	<u>Idaho fescue</u>
<u><i>Fragaria chiloensis 'Lipstick'</i></u>	<u>Coastal strawberry</u>
<u><i>Gaultheria shallon</i></u>	<u>Salal</u>
<u><i>Helianthemum nummularium</i></u>	<u>Sunrose</u>
<u><i>Helictotrichon sempervirens</i></u>	<u>Blue oat grass</u>
<u><i>Iris tenax</i></u>	<u>Tough-leaf iris</u>
<u><i>Mahonia aquifolium</i></u>	<u>Oregon grape-holly</u>
<u><i>Lonicera pileata</i></u>	<u>Boxleaf honeysuckle</u>
<u><i>Lonicera involucrata</i></u>	<u>Twinberry</u>
<u><i>Mahonia nervosa</i></u>	<u>Cascade Oregon grape</u>
<u><i>Mahonia repens</i></u>	<u>Creeping mahonia</u>
<u><i>Narcissus sp.</i></u>	<u>Daffodil</u>
<u><i>Nassella tenuissimum (formerly stipa)</i></u>	<u>Mexican feather grass</u>
<u><i>Pennisetum alopecuroides</i></u>	<u>Fountain grass</u>
<u><i>Philadelphus lewisii</i></u>	<u>Mock-orange</u>

<u>Botanical</u>	<u>Common</u>
<i>Pinus mugo pumilio</i>	Mugho Pine
<i>Polystichum munitum</i>	Sword fern
<i>Potentilla gracilis</i>	Graceful cinquefoil
<i>Prunus laurocerasus</i> 'Mt. Vernon'	Mt. Vernon Dwarf Laurel
<i>Rosa gymnocarpa</i>	Baldhip rose
<i>Rosa</i> 'Hansa'	Double pink old-fashioned rose
<i>Rosemarinus officinalis</i>	Rosemary
<i>Rhododendron</i> 'PJM' hybrids	PJM Hybrid Rhododendrons
<i>Rudbeckia fulgida</i> var. <i>sullivantii</i>	
<i>Salvia</i> 'May Night'	
<i>Solidago rugosa</i>	Goldenrod
<i>Spiraea japonica</i>	Japanese spirea
<i>Vaccinium ovatum</i>	Evergreen huckleberry

- **Section 5.1.1.1 DESIGN CRITERIA, Detention Ponds in Recreational Tracts (page 5-11 of the 2016 KCSWDM)** – Amend section to read as follows:

Projects required to provide onsite recreational space or landscaped open space per SMC 21A.30.140 and SMC 21B.30.090 may combine the detention pond tract with the recreation space tract or landscaped area to receive up to a 100% reduction in required onsite recreational space, less any recreation facilities required pursuant to SMC 21A.30.160. To receive up to the 100% credit, the following criteria must be met as required by SMC 21A.30.140(4) and SMC 21B.30.100(4):

1. The proposed stormwater tract must be dedicated or reserved as a part of a recreational space tract.
2. To receive a 50% credit, the stormwater pond must meet all standards for typical ponds unless modified by the following additional requirements:
 - a. Side slopes shall not exceed 33 percent unless they are existing, natural, and covered with vegetation. Intent: To create ponds that are natural in appearance.
 - b. A bypass system or an emergency overflow pathway shall be designed to handle flow exceeding the facility design and located so that it does not pass through active recreation areas or present a safety hazard.
 - c. The area surrounding the stormwater pond shall be landscaped in a manner to enhance passive recreational opportunities, including a trail or pathway around the pond perimeter. Intent: To create opportunities for passive recreation or wildlife viewing.
 - ~~a.~~ The stormwater pond shall be designed so that it does not require fencing per the fencing requirements on page 5-6.
 - d. Split rail fencing (3 ft. minimum height) is required around the pond at the emergency overflow elevation of the pond or higher. Wire mesh backing of the fence is encouraged, but not required. Intent: To preserve the functional integrity of the pond while allowing view of facility.
 - e. The perimeter of the pond must be designed such that it is curvilinear in design. Intent: To create a pond that does not appear manmade (not appearing rectangular in shape).
3. To receive a 100% credit, the stormwater pond must meet all the additional requirements in criteria 2 above, and provide two or more of the following amenities:
 - a. Provide seating using walls, benches and/or tables and chairs that view the stormwater system. Intent: To provide opportunities within the stormwater tract to linger and interact with the stormwater facility.
 - b. Create overlook or destination points with views of the stormwater system. Intent: To provide opportunities to view the stormwater facility and wildlife.
 - c. Provide vertical planes (using stairs, platforms, etc.) that allow stormwater to be interacted with and viewed from different levels. Intent: To provide visual interest and provide ways to interact with the stormwater facility, such as

climbing down to the stormwater facility or viewing from above.

- d. Provide interpretive signage describing the stormwater feature, or the landscape features (such as highlighting the pollinator benefits of plantings incorporated into the stormwater tract). Intent: To provide education opportunities associated with the stormwater facility.
- e. Stack horizontal and vertical planes such as pools and waterfalls. Intent: To exploit visual interest of stormwater flowing over surfaces, plunging down planes, or falling over edges.
- f. Provide a fountain feature near the pond center. Intent: To provide visual interest through continuous water movement.
- g. Provide at least one fitness station located near the pond accessible via a trail or pathway. Intent: To provide active recreation opportunities and encourage the use of the stormwater tract for recreation.

4. Where a tract is jointly used for recreational space and Sammamish maintained drainage facilities, the City is only responsible for maintenance of the drainage facilities, and an access easement shall be provided for that purpose.

- **Section 5.31.1.1 DESIGN CRITERIA, Detention Ponds in Open Space (page 5-~~25~~12 of the ~~2009 KCSWDM~~2016 KCSWDM)** — This section does not apply. City of Sammamish does not require this signage.
- **Section 5.31.1.1 DESIGN CRITERIA, Figure 5.31.1.D ~~Permanent Surface Water Control Pond~~Stormwater Facility Signs (page 5-~~29~~16 of the ~~2009 KCSWDM~~2016 KCSWDM)** — Replace references to King County and the King County logo with City of Sammamish and the City of Sammamish logo, respectively. Also, ~~delete the last sentence and replace with the following:~~replace the sign detail with the Sammamish Stormwater Facility sign detail provided in Appendix II.
 - ~~For more information or to report littering, vandalism or other problems, call City Hall at 425-295-0500. For emergencies after hours, holidays, and weekends call the public works emergency dispatch number at 206-296-8100.~~

CHAPTER 6 – Water Quality Design

The City of Sammamish has added supplemental information and made one minor change to Chapter 6 of the ~~2009 KCSWDM~~[2016 KCSWDM](#), as described below. Apart from this information, project proponents should refer to the county document for guidance on water quality design.

Supplemental Information

The City of Sammamish adopts the BMPs and water quality treatment menus in the ~~2009 KCSWDM~~[2016 KCSWDM](#). Special treatment requirements for runoff draining to impaired waterbodies are addressed in Chapter 1. An exception to the [2016 KCSWDM](#) is the treatment requirement for runoff discharging to lakes designated to receive a higher level of total phosphorus removal. The Sensitive Lake Protection Menu in the ~~2009 KCSWDM~~[2016 KCSWDM](#) has a treatment goal of 50 percent reduction of annual average total phosphorus (TP), assuming typical pollutant concentrations in urban runoff. Lake management plans and studies have determined that Beaver Lake and Pine Lake require higher levels of phosphorus removal to protect the lakes from eutrophication brought about by development. Within these areas, a treatment goal of 80 percent reduction of TP is required. Areas requiring the higher level of TP reduction are shown on the Water Quality Treatment Application map accompanying this Addendum. Proponents for projects within these areas shall work with the City to determine the appropriate measures to be taken to achieve the 80 percent TP reduction goal.

Change to ~~2009 KCSWDM~~[2016 KCSWDM](#)

- ~~Section 6.4.1.2 BASIC DESIGN CRITERIA, Figure 6.4.1.C-B Waterfowl Sign (page 6-82-85 of the 2009 KCSWDM)~~[2016 KCSWDM](#) — This section does not apply. City of Sammamish does not require this signage.
- [The City of Sammamish allows for bioretention to be utilized as a pretreatment facility. The bioretention system shall be designed per the requirements in the 2012 Ecology Manual.](#)

DEFINITIONS

The City of Sammamish has made the following changes to the Definitions Section of the ~~2009 KCSWDM~~ [2016 KCSWDM](#). Project proponents should refer to the county document for other definitions.

Term (page)	Action
Critical aquifer recharge area (p 1-25)	<p><i>Replace— as follows (from SMC 21A.15.253):</i></p> <p>Critical aquifer recharge areas (CARAs) means those areas in the City of Sammamish with a critical recharging effect on aquifers used for potable water as defined by WAC 365-190-030(2). CARAs have prevailing geologic conditions associated with infiltration rates that create a high potential for contamination of groundwater resources or contribute significantly to the replenishment of groundwater. CARAs shall be classified based on the following criteria:</p> <p>(1) Class 1 CARAs include those areas located within the mapped one- or five-year capture zone of a wellhead protection area.</p> <p>(2) Class 2 CARAs include those areas located within the mapped 10-year capture zone of a wellhead protection area.</p> <p>(3) Class 3 CARAs include those areas outside wellhead protection areas that are identified as high aquifer recharge potential areas based on characteristics of surficial geology and soil types. (Ord. O2005-193 § 2)</p>
Erosion hazard area (p 1-29)	<p><i>Replace as follows (from SMC 21A.15.415):</i></p> <p>Erosion hazard areas mean those areas in the City underlain by soils that are subject to severe erosion when disturbed. Such soils include, but are not limited to, those classified as having a severe or very severe erosion hazard according to the USDA Soil Conservation Service, the 1973 King County Soils Survey or any subsequent revisions or addition by or to these sources. These soils include the following when they occur on slopes 15 percent or steeper:</p> <p>(1) The Alderwood gravely sandy loam (AgD);</p> <p>(2) The Alderwood and Kitsap soils (AkF);</p> <p>(3) The Beausite gravely sandy loam (BeD and BeF);</p> <p>(4) The Everett gravelly sandy loam (EvD);</p> <p>(5) The Kitsap silt loam (KpD);</p> <p>(6) The Ovall gravely loam (OvD and OvF);</p> <p>(7) The Ragnar fine sandy loam (RaD); and</p> <p>(8) The Ragnar-Indianola Association (RdE). (Ord. O2005-193 § 2; Ord. O2003-132 § 10)</p>
Flood hazard area (p 1- 3 10)	<p><i>Replace as follows (per SMC 21A.15.680):</i></p> <p>Flood hazard areas means those areas in the City of Sammamish subject to inundation by the base flood and those areas subject to risk from channel relocation or stream meander including, but not limited to, streams, lakes, wetlands, and closed depressions. (Ord. O2003-132 § 10)</p>

Term (page)	Action
<p>Frequently Flooded Area</p> <p>SMC 21A.50.230</p>	<p><i>Add new definition as follows (from SMC 21A.50.230):</i></p> <p>(1) Frequently flooded areas include all areas of special flood hazards within the jurisdiction of the City of Sammamish.</p> <p>(a) The areas of special flood hazard are identified by the Federal Insurance Administration in a scientific and engineering report entitled "the Flood Insurance Study for King County," as amended, as stated in SMC 15.10.060. The flood insurance study is on file at Sammamish City Hall. The best available information for flood hazard area identification as outlined in SMC 15.10.130(2) shall be the basis for regulation until a new FIRM is issued that incorporates the data utilized under SMC 15.10.130(2).</p> <p>(b) The director may use additional flood information that is more restrictive or detailed than that provided in the Flood Insurance Study conducted by the Federal Emergency Management Agency (FEMA) to designate frequently flooded areas, including data on channel migration, historical data, high water marks, photographs of past flooding, location of restrictive floodways, maps showing future build-out conditions, maps that show riparian habitat areas, or similar information.</p> <p>(2) Development in frequently flooded areas shall be subject to the provisions in Chapter 15.10 SMC. (Ord. O2005-193 § 1; Ord. O99-29 § 1)</p>
<p>Landslide Hazard Area (Steep slope) (page 1-3 <u>15</u> of KCSWDM)</p>	<p><i>Replace as follows (per SMC 21A.15.680):</i></p> <p>Landslide hazard areas mean those areas in the City of Sammamish potentially subject to risk of mass movement due to a combination of geologic, topographic, and hydrologic factors. These areas are typically susceptible to landslides because of a combination of factors including: bedrock, soil, slope gradient, slope aspect, geologic structure, groundwater, or other factors. Landslide hazard areas include the following:</p> <p>(1) Areas of historic failures, such as:</p> <ul style="list-style-type: none"> (a) Those areas delineated by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "severe" limitation for building site development; (b) Areas designated as quaternary slumps, earthflows, mudflows, or landslides on maps published by the U.S. Geological Survey or Department of Natural Resources; <p>(2) Areas that have shown movement during the Holocene epoch, from 10,000 years ago to the present, or which are underlain by mass wastage debris from that epoch;</p> <p>(3) Any area with all three of the following characteristics:</p> <ul style="list-style-type: none"> (a) Slopes steeper than 15 percent; and (b) Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and (c) Springs or groundwater seepage; <p>(4) Areas with a slope of 40 percent or steeper and with a vertical relief of 10 or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least 10 feet of vertical relief;</p> <p>(5) Slopes that are parallel or subparallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;</p> <p>(6) Slopes having gradients steeper than 80 percent subject to rock fall during seismic shaking;</p> <p>(7) Areas potentially unstable because of rapid stream incision, stream bank erosion or undercutting by wave action; and</p> <p>(8) Landslide hazard areas do not include those areas composed of slopes greater than 40 percent that were created from a previously non-landslide hazard area through legal grading activity and that are confirmed to be stable by a qualified professional. (Ord. O2005-193 § 2; Ord. O2003-132 § 10)</p>

APPENDICES

The City of Sammamish has made the following changes to the Appendices section of the ~~2009 KCSWDM~~[2016 KCSWDM](#). Project proponents should refer to the county appendices where referenced below.

Appendix A: Maintenance Requirements for Flow Control, Conveyance, and WQ Facilities – The City of Sammamish has made no changes, and Appendix A applies in its entirety to the City of Sammamish.

Appendix B: Master Drainage Plan Objective, Criteria and Components, and Review Process – This appendix does not apply within the City of Sammamish.

Appendix C: ~~Small~~[Simplified](#) Drainage Requirements – This is a separately bound document included with the KCSWDM and this appendix applies in its entirety to the City of Sammamish. Appendix C provides guidance for many of the low impact development (LID) techniques referenced in the City of Sammamish LID Ordinance.

Appendix D: ~~Erosion and Sediment Control~~[Construction Stormwater Pollution Prevention \(CSWPP\)](#) Standards – This is a separately bound document included with the KCSWDM and this appendix applies in its entirety to the City of Sammamish.

REFERENCE

Table Ref-1 identifies which reference sections in the [2016](#) KCSWDM apply and those that do not apply to the City of Sammamish. Table Ref-2 lists additional City of Sammamish references that apply.

Table Ref-1. Applicability of KCSWDM References to [projects in the](#) City of Sammamish Projects

No.	Description	Action
1	KCC 9.04 Surface Water Runoff Policy	This reference document applies. The King County surface water runoff policy, as adopted by reference in Chapter 9.04 KCC as adopted by SMC 15.05 (Ordinance 099-17 § 1) 13
2	Adopted Critical Drainage Areas	This reference document shall be deleted in entirety. Project proponents should refer to City codes, ordinances, and sensitive areas maps for description and requirements within sensitive areas.
3	Other Adopted Area Specific Drainage Requirements	This reference document shall be deleted in entirety. Project proponents should refer to City codes, ordinances, and sensitive areas maps for description and requirements within sensitive areas. The project proponent shall also work with the City on additional requirements that may apply to their project.
4	Other Drainage Related Regulations and Guidelines A. Grading Code Soil Amendment Standard B. Clearing & Grading Seasonal Limitations C. Landscape Management Plan Guidelines D. Shared Facility Maintenance Responsibility and Guidance	 A. This standard is applicable. Not applicable. See SMC 16.15. B. Not applicable. See SMC 16.15 21A.50.220 . C. Applicable. D. Not Applicable.
5	Wetland Hydrology Protection Guidelines	These guidelines apply.

No.	Description	Action
6	Hydrologic/Hydraulic Design Methods A. Infiltration Rate Test B. Pond Geometry Equations C. Introduction to Level Pool Routing D. Supplemental Modeling Guidelines	This reference section is applicable.
7	Engineering Plan Support A. King County Standard Map Symbols B. Standard Plan Notes and Example Construction Sequence C. StormFilter Facility Access & and Cartridge Configuration	A. Applicable. B. Replace with City's standard plan notes. Contact City for most current version of notes. C. Not applicable. Delete this reference subsection in entirety.
8	Forms and Worksheets A. TIR Worksheet B. Offsite Analysis Drainage System Table C. Water Quality Facility Sizing Worksheets Flow Control and Water Quality Facility D. Flow Control and Water Quality Facility Summary Sheet and Sketch E. CSWPPP Worksheet Forms F. Adjustment Application Form and Process Guidelines G. Dedication and Indemnification Clause H. Bond Quantity Quantities Worksheet I. Maintenance and Defect Agreement J. Declaration of Covenant K. Drainage Release Covenant L. Drainage Easement M. Flow Control BMP Covenant (see replacement form name below). N. Impervious Surface Limit Covenant O. Clearing Limit Covenant P. River Protection Easement Q. Leachable Metals Covenant	A. Applicable. B. Applicable. C. Applicable. D. Applicable, replace with COS updated form. E. Applicable. F. Applicable. G. Applicable, replace with COS updated form. H. Applicable, replace with COS updated form. I. Applicable. J. Applicable, replace with COS updated form. K. Applicable, replace with COS updated form. L. Applicable, replace with COS updated form. M. Applicable, replace with COS updated form. N. Delete in entirety; not applicable. O. Delete in entirety; not applicable. P. Delete in entirety; not applicable. Q. Delete in entirety; not applicable.
9	Interim Changes to Requirements A. Blanket Adjustments B. Administrative Changes	Delete in entirety Applicable.

No.	Description	Action
10	King County Identified Water Quality Problems	Delete in entirety
<u>11</u>	<u>Materials</u> A. <u>(VACANT)</u> B. <u>(VACANT)</u> C. <u>Bioretention Soil Media Standard Specifications</u> D. <u>(VACANT)</u> E. <u>Roofing Erodible or Leachable Materials</u>	A. <u>Not applicable.</u> B. <u>Not applicable.</u> C. <u>Applicable.</u> D. <u>Not applicable.</u> E. <u>Applicable.</u>
<u>12</u>	<u>(VACANT)</u>	<u>Not applicable</u>
<u>13</u>	<u>(VACANT)</u>	<u>Not applicable</u>
<u>14</u>	<u>Supplemental Approved Facilities</u> A. <u>Approved Proprietary Facilities</u> B. <u>Approved Public Domain Facilities</u>	<u>A. Applicable.</u> <u>B. Note applicable.</u>
<u>151</u>	<u>BMP T5.13 Post-Construction Soil Quality and Depth</u>	<p>New section added. Excerpt from 2005-Stormwater Manual for Western Washington, Ecology. Excerpt applies in entirety except final section, <i>Flow Reduction Credits</i>, does not apply.</p> <p>The most current version of <i>Guidelines and Resources for Implementing Soil Quality and Depth BMP T5.13</i> is available at:</p> <p>http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf</p>

Table Ref-2. City of Sammamish References

No.	Description
1	Area-Specific Drainage Requirements A. Flow Control Applications Map B. Water Quality Applications Map C. Landslide Hazard Drainage Areas Map [Others to be determined]

APPENDIX I – City of Sammamish Maps

Flow Control Map

Landslide Drainage Hazards Map

Water Quality Map

APPENDIX II – City of Sammamish Details and Forms

Rain Garden Sign Detail

General Standard Plan Notes

Stormwater Facility Information Form (Revised 2/17/2016)

Stormwater Facility Sign Detail

Bond Agreement

Flow Control BMP Covenant



Memorandum

Date: September 1, 2016

To: Planning Commission

From: Tawni Dalziel, P.E,
Sr. Stormwater Program Manager

Re: Low Impact Development Code Review and Update
To meet 2013-2018 NPDES Stormwater Permit Requirements

Overview

The City's 2013-2018 Western Washington Phase II Municipal Stormwater Permit (also known as the National Pollutant Discharge Elimination System, or NPDES Permit) requires the following:

No later than December 31, 2016, Permittees shall review, revise and make effective their local development-related codes, rules, standards, or other enforceable documents to incorporate and require LID principles and LID Best Management Practices.

The intent of the revisions shall be to make LID the preferred and commonly-used approach to site development. The revisions shall be designed to minimize impervious surfaces, native vegetation loss, and stormwater runoff in all types of development situations.

Needed Direction

The goal of the September 6, 2016 meeting is to provide an overview of the project and present staff's approach and schedule to amend applicable City codes and enforceable standards to meet the NPDES Permit requirements. Staff requests your comments and questions which will be addressed at the next Planning Commission meeting on September 15, 2016.

Please feel free to contact me with any questions you may have. I can be reached at 425-295-0567 or at tdalziel@sammamish.us.

Chapter 13.10

DEFINITIONS

Sections:

- 13.10.010 Scope of chapter.
- 13.10.020 Adjustment.
- 13.10.030 AKART.
- 13.10.040 Applicant.
- 13.10.050 Basin.
- 13.10.060 Basin plan.
- 13.10.070 Best management practices.
- 13.10.080 City.
- 13.10.090 Closed depression.
- 13.10.100 Clean Water Act.
- 13.10.110 Construct or modify.
- 13.10.120 Conveyance system.
- 13.10.130 Department.
- 13.10.140 Development.
- 13.10.150 Developed parcel.
- 13.10.160 Director.
- 13.10.170 Division.
- 13.10.180 Discharge.
- 13.10.190 Drainage.
- 13.10.200 Drainage facility.
- 13.10.210 Drainage review.
- 13.10.220 Effective impervious ~~area~~ surface.
- 13.10.230 Erosion and sediment control.
- 13.10.240 Farm management plan.
- 13.10.250 Financial guarantee.
- 13.10.260 Flood hazard reduction plan.
- 13.10.270 Flow control best management practice.
- 13.10.280 Flow control facility.
- 13.10.290 Forest practices.
- 13.10.300 Full drainage review.
- 13.10.310 Groundwater.
- 13.10.320 High-use site.
- 13.10.330 Hydraulically connected.
- 13.10.340 Impervious surface.
- 13.10.350 Improvement.
- 13.10.360 Land disturbing activity.
- 13.10.370 Land use code.
- 13.10.380 Lake management plan.
- 13.10.390 Large project drainage review.
- 13.10.400 Licensed civil engineer.
- 13.10.410 Maintenance.
- 13.10.420 Master drainage plan.

- 13.10.430 National Pollutant Discharge Elimination System.
- 13.10.440 National Pollutant Discharge Elimination System permit.
- 13.10.450 Native vegetated surface.
- 13.10.460 Natural discharge location.
- 13.10.470 Natural surface water drainage system.
- 13.10.480 New impervious surface.
- 13.10.490 New pervious surface.
- 13.10.500 Open space.
- 13.10.510 Parcel.
- 13.10.520 Person.
- [13.10.525 Pervious surface.](#)
- 13.10.530 Pollution-generating impervious surface.
- 13.10.540 Pollution-generating pervious surface.
- 13.10.550 Project.
- 13.10.560 Project site.
- 13.10.570 Rate category.
- 13.10.580 Redevelopment project.
- 13.10.590 Replaced impervious surface.
- 13.10.600 Residence.
- 13.10.610 Residential parcel.
- 13.10.620 Runoff.
- 13.10.630 Salmon conservation plan.
- 13.10.640 Shared facility.
- 13.10.650 Service area.
- [13.10.655 Simplified drainage review.](#)
- 13.10.660 Site.
- ~~13.10.670 Small project drainage review.~~
- 13.10.680 Source control BMP.
- 13.10.690 State Waste Discharge Permit.
- 13.10.700 Stormwater compliance plan.
- 13.10.710 Stormwater plan.
- 13.10.720 Stormwater Pollution Prevention Manual.
- 13.10.730 Subbasin.
- 13.10.740 Surface and stormwater.
- 13.10.750 Surface and stormwater management services.
- 13.10.760 Surface and stormwater management system.
- 13.10.770 Surface Water Design Manual.
- 13.10.780 Surface water management fee protocols.
- 13.10.790 Treatment BMP.
- 13.10.800 Targeted drainage review.
- 13.10.810 Undeveloped parcel.
- 13.10.820 Water quality ~~treatment~~ facility.

13.10.010 Scope of chapter.

This chapter contains definitions of technical and procedural terms used throughout this title. (Ord. O2011-304 § 1 (Att. A))

13.10.020 Adjustment.

“Adjustment” means a department-approved variation in the application of the requirements of Chapter 13.20 SMC and the Surface Water Design Manual to a particular project in accordance with SMC 13.20.030. “Adjustment” replaces “variance,” which was used in prior editions of the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.10.030 AKART.

“AKART” means “all known, available and reasonable methods of prevention, control and treatment.” “AKART” represents the most current methodology that can be reasonably required for preventing, controlling or abating the pollutants associated with a discharge. “AKART” applies to both point and nonpoint sources of pollution. (Ord. O2011-304 § 1 (Att. A))

13.10.040 Applicant.

“Applicant” means a property owner or a public agency or public or private utility that owns a right-of-way or other easement or has been adjudicated the right to such an easement under RCW 8.12.090, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit or approval. (Ord. O2011-304 § 1 (Att. A))

13.10.050 Basin.

“Basin” means a geographic area that contains and drains to a stream or river named and noted on common maps, such as the Cedar River, Sammamish River, Green River, Snoqualmie River, Skykomish River or White River, or a geographic area that drains to a nonflowing water body named and noted on common maps, such as Lake Washington or Puget Sound. (Ord. O2011-304 § 1 (Att. A))

13.10.060 Basin plan.

“Basin plan” means a plan and all implementing regulations and procedures including, but not limited to, capital projects, public education activities and land use management regulations adopted by ordinance for managing surface and stormwater within the basin. (Ord. O2011-304 § 1 (Att. A))

13.10.070 Best management practices.

“Best management practices” or “BMPs” means any schedule of activities, prohibitions of practices, maintenance procedure or the best available and reasonable physical, structural, and/or managerial or behavioral activities practice approved by King County, that, when used singly or in combination, prevents, eliminate or reduces the release of pollutants and other adverse impacts contamination of both to surface water, stormwater and groundwaters. (Ord. O2011-304 § 1 (Att. A))

13.10.080 City.

“City” means City of Sammamish. (Ord. O2011-304 § 1 (Att. A))

13.10.090 Closed depression.

“Closed depression” means an area greater than 5,000 square feet at overflow elevation that is low-lying and that has no or such a limited surface water outlet that the area acts as a stormwater retention facility. (Ord. O2011-304 § 1 (Att. A))

13.10.100 Clean Water Act.

“Clean Water Act” means 33 U.S.C. 1251 et seq., as amended. (Ord. O2011-304 § 1 (Att. A))

13.10.110 Construct or modify.

“Construct or modify” means to install a new drainage pipe or ditch or make improvements to an existing drainage pipe or ditch, for purposes other than maintenance, that either serves to concentrate previously unconcentrated surface and stormwater runoff or serves to increase, decrease or redirect the conveyance of surface and stormwater runoff. “Construct or modify” does not include installation or maintenance of a driveway culvert installed as part of a single-family residential building permit. (Ord. O2011-304 § 1 (Att. A))

13.10.120 Conveyance system.

“Conveyance system” means the drainage facilities and features, both natural and constructed, that ~~collect, contain and provide for the flow of surface and stormwater from the highest points on the land down to a receiving water~~ provide for the collection and transport of surface water or stormwater runoff. The natural elements of the conveyance system include swales and small drainage courses, streams, rivers, lakes and wetlands. The constructed elements of the conveyance system include gutters, ditches, pipes, catch basins, channels and most flow control and water quality treatment facilities. (Ord. O2011-304 § 1 (Att. A))

13.10.130 Department.

“Department” means the department of public works or its successor. (Ord. O2011-304 § 1 (Att. A))

13.10.140 Development.

“Development” means any activity that requires a permit or approval, including, but not limited to, a building permit, grading permit, shoreline substantial development permit, conditional use permit, special use permit, zoning variance or reclassification, subdivision, short subdivision, urban planned development, binding site plan, site development permit or right-of-way use permit. “Development” does not include a Class I, II, III or IV-S forest practice conducted in accordance with Chapter 76.09 RCW and WAC Title 222 or a Class IV-G nonconversion forest practice, as defined in Chapter 21A.15 SMC, conducted in accordance with Chapter 76.09 RCW and WAC Title 222 and a county-approved forest management plan. (Ord. O2011-304 § 1 (Att. A))

13.10.150 Developed parcel.

“Developed parcel” means any parcel altered from the natural state by the construction, creation or addition of impervious surfaces. (Ord. O2011-304 § 1 (Att. A))

13.10.160 Director.

“Director” means the director of the City of Sammamish department of public works, other department directors specified in enforcement procedures established in accordance with the Sammamish Municipal Code, or any designee of those directors. (Ord. O2011-304 § 1 (Att. A))

13.10.170 Division.

“Division” means the department of public works, engineering division or its successor agency. (Ord. O2011-304 § 1 (Att. A))

13.10.180 Discharge.

“Discharge” means runoff, excluding offsite flows, leaving the proposed development through overland flow, built conveyance systems, or infiltration facilities ~~throw, drain, release, dump, spill, empty, emit, or pour forth any matter or to cause or allow matter to flow, run or seep from land or be thrown, drained, released, dumped, spilled, emptied, emitted or poured into water~~. (Ord. O2011-304 § 1 (Att. A))

13.10.190 Drainage.

“Drainage” means the collection, conveyance, containment or discharge, or any combination thereof, of surface and stormwater runoff. (Ord. O2011-304 § 1 (Att. A))

13.10.200 Drainage facility.

“Drainage facility” means a constructed or engineered feature that collects, conveys, stores or treats surface and stormwater runoff. “Drainage facility” includes, but is not limited to, a constructed or engineered stream, lake, wetland, or closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP, water quality facility, erosion and sediment control facility, and any other structure and appurtenance that provides for drainage~~pipelines, channels, ditches, swamps, lakes, wetlands, closed depressions, infiltration facilities, flow control facilities, erosion/sedimentation control facilities and other drainage structures and appurtenances, both natural and constructed.~~ (Ord. O2011-304 § 1 (Att. A))

13.10.210 Drainage review.

“Drainage review” means an evaluation by City staff of a proposed project’s compliance with the drainage requirements in the Surface Water Design Manual. The types of drainage review include: ~~small-Simplified Drainage Review, Targeted Drainage Review, Directed Drainage Review, Full Drainage Review, and Large project Project drainage Drainage review.~~ small-Simplified Drainage Review, Targeted Drainage Review, Directed Drainage Review, Full Drainage Review, and Large project Project drainage Drainage review. (Ord. O2011-304 § 1 (Att. A))

13.10.220 Effective impervious ~~area~~ surface.

“Those impervious surfaces that are connected via sheet flow or discrete conveyance to a drainage system. Impervious surfaces are considered ineffective if: 1) the runoff is fully dispersed as described in Appendix C of this manual; 2) residential roof runoff is infiltrated in accordance with the full infiltration BMP described in the Surface Water Design Manual; or 3) approved continuous runoff modeling methods indicate that the entire runoff file is infiltrated.”~~Effective impervious area” means the portion of actual impervious area that is connected, or has the effect of being connected as defined in the Surface Water Design Manual, directly to the stormwater drainage system via surface flow or discrete conveyances such as pipes, gutters or ditches.~~ (Ord. O2011-304 § 1 (Att. A))

13.10.230 Erosion and sediment control.

“Erosion and sediment control” means any temporary or permanent measures taken to reduce erosion, control siltation and sedimentation and ensure that sediment-laden water does not leave the site or enter into wetlands or aquatic areas. (Ord. O2011-304 § 1 (Att. A))

13.10.240 Farm management plan.

“Farm management plan” means a comprehensive site-specific plan developed by the farm owner in cooperation with the King Conservation District taking into consideration the land owners’ objectives while protecting water quality and related natural resources. (Ord. O2011-304 § 1 (Att. A))

13.10.250 Financial guarantee.

“Financial guarantee” means a form of financial security posted to do one or more of the following: ensure timely and proper completion of improvements; ensure compliance with the Sammamish Municipal Code; or provide secured warranty of materials, workmanship of improvements and design. “Financial guarantees” include assignments of funds, cash deposit, surety bonds or other forms of financial security acceptable to the director. “Performance guarantee,” “maintenance guarantee” and “defect guarantee” are considered subcategories of financial guarantee. (Ord. O2011-304 § 1 (Att. A))

13.10.260 Flood hazard reduction plan.

“Flood hazard reduction plan” means a plan and all implementing programs, regulations and procedures including, but not limited to, capital projects, public education activities and enforcement programs for reduction of flood hazards and prepared in accordance with RCW 86.12.200. (Ord. O2011-304 § 1 (Att. A))

13.10.270 Flow control best management practice.

“Flow control best management practice” means a small scale drainage facility or feature that is part of a development site strategy to use processes such as infiltration, dispersion, storage, evaporation, transpiration, forest retention, and reduced impervious surface footprint to mimic pre-developed hydrology and minimize stormwater runoff. ~~means a method or design for dispersing, infiltrating or otherwise reducing or preventing development-related increases in surface and stormwater runoff at, or near, the sources of those increases.~~ “Flow control best management practice” includes the methods and designs specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.10.280 Flow control facility.

“Flow control facility” means a drainage facility designed to mitigate the impacts of increased surface and stormwater runoff generated by site development in accordance with the drainage requirements in this chapter. A flow control facility is designed either to hold water for a considerable length of time and then release it by any combination of evaporation, plant transpiration or infiltration into the ground or to hold runoff for a short period of time and then release it to the conveyance system. (Ord. O2011-304 § 1 (Att. A))

13.10.290 Forest practices.

“Forest practices” means any activity conducted on or directly pertaining to forest land and relating to growing, harvesting, or processing timber, as defined in Chapter 222-16 WAC. (Ord. O2011-304 § 1 (Att. A))

13.10.300 Full drainage review.

“Full drainage review” means the evaluation required by Chapter 13.20 SMC for any proposed project, unless the project is subject to ~~small simplified project~~ drainage review, targeted drainage review, direct drainage review or large project drainage review, that:

- (1) Would result in 2,000 square feet or more of new plus replaced impervious surface; or
- (2) Would result in 7,000 square feet or more of land disturbing activity. ~~would result in 35,000 square feet or more of new pervious surface; or~~
- (3) ~~Is a redevelopment project on one or more parcels where the total of new and replaced impervious surface is 5,000 square feet or more and when the valuation of proposed improvements exceeds 50 percent of the assessed value of the existing site improvements, including interior improvements and excluding required mitigation and frontage improvements. (Ord. O2011-304 § 1 (Att. A))~~

13.10.310 Groundwater.

“Groundwater” means all waters that exist beneath the land surface or beneath the bed of any ~~stream, lake or reservoir or other body of~~ surface water, ~~whatever may be the geological formation or structure in which such water stands or flows, percolates or otherwise moves.~~ (Ord. O2011-304 § 1 (Att. A))

13.10.320 High-use site.

“High-use site” means a commercial, industrial or road intersection site that generates a higher than average number of vehicle turnovers or has other characteristics that generate the potential for chronic oil accumulation. “High-use site” includes:

(1) A commercial or industrial site subject to:

(a) An expected daily traffic count greater than 100 vehicles per 1,000 square feet of gross building area;

(b) Petroleum storage or transfer in excess of 1,000-500 gallons per year, not including routine fuel oil storage or transfer; or

(c) Use, storage or maintenance of a fleet of 25 or more diesel vehicles each weighing over 10 tons; or

(2) A road intersection with average daily traffic counts of 25,000 vehicles or more on the main roadway and 15,000 or more vehicles on any intersecting roadway, excluding pedestrian or bicycle use improvement projects. (Ord. O2011-304 § 1 (Att. A))

13.10.330 Hydraulically connected.

“Hydraulically connected” means connected through surface flow or water features such as wetlands or lakes. (Ord. O2011-304 § 1 (Att. A))

13.10.340 Impervious surface.

“Impervious surface” means a hard surface area that either prevents or retards the entry of water into the soil mantle as under natural conditions before development; or that causes water to run off the surface in greater quantities or at an increased rate of flow compared to the flow present under natural conditions prior to development (see also "new impervious surface"). Common impervious surfaces include, but are not limited to, roof, walkways, patios, driveways, parking lots, or storage areas, areas that are paved, graveled or made of packed or oiled earthen materials or other surfaces that similarly impede the natural infiltration of surface water or stormwater. For the purposes of applying the impervious surface thresholds and exemptions contained in the Surface Water Design Manual, permeable pavement, vegetated roofs, and pervious surfaces with underdrains designed to collect stormwater runoff are considered impervious surface while an open uncovered flow control or water quality facility is not. However, for the purposes of computing runoff, uncovered flow control or water quality facilities shall be modeled as impervious surfaces as specified in Chapter 3 of the Surface Water Design Manual. ~~means a hard surface area which either prevents or retards the entry of water into the soil mantle as it entered under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots, storage areas, areas which are paved, graveled or made of packed or oiled earthen materials or other surfaces which similarly impede the natural infiltration of surface and stormwater. Open, uncovered flow control facilities shall not be considered as impervious surfaces for the purpose of this chapter.~~ (Ord. O2011-304 § 1 (Att. A))

13.10.350 Improvement.

“Improvement” means a permanent, human-made, physical change to land or real property including, but not limited to, buildings, streets, driveways, sidewalks, crosswalks, parking lots, water mains, sanitary and storm sewers, drainage facilities and landscaping. (Ord. O2011-304 § 1 (Att. A))

13.10.360 Land disturbing activity.

“Land disturbing activity” means an activity that results in a change in the existing soil cover, both vegetative and nonvegetative, or to the existing soil topography. “Land disturbing activity” includes, but is not limited to, demolition, construction, clearing, grading, filling, excavation and compaction. “Land disturbing activity” does not include tilling conducted as part of agricultural practices, landscape maintenance or gardening. (Ord. O2011-304 § 1 (Att. A))

13.10.370 Land use code.

“Land use code” means restrictions on the type of development for a specific parcel of land as identified by records maintained by the City of Sammamish as modified or supplemented by information resulting from investigation by the division. Land use codes are preliminary indicators of the extent of impervious surface and are used in the initial analysis to assign an appropriate rate category for a specific parcel. (Ord. O2011-304 § 1 (Att. A))

13.10.380 Lake management plan.

“Lake management plan” means a plan describing the lake management recommendations and requirements adopted by public rule for managing water quality within individual lake basins. Adopted lake management plans are available from the department. (Ord. O2011-304 § 1 (Att. A))

13.10.390 Large project drainage review.

“Large project drainage review” means the evaluation required by Chapter 13.20 SMC for any proposed project that:

- (1) Has an urban plan development land use designation in the Sammamish comprehensive plan land use map;
- (2) Would, at full buildout of the project site, result in 50 acres or more of new impervious surface within a drainage subbasin or a number of subbasins hydraulically connected across subbasin boundaries; or
- (3) Has a project site of 50 acres or more within a critical aquifer recharge area, as defined in SMC Title 21A. (Ord. O2011-304 § 1 (Att. A))

13.10.400 Licensed civil engineer.

“Licensed civil engineer” means a person registered with the state of Washington as a professional engineer in civil engineering. (Ord. O2011-304 § 1 (Att. A))

13.10.410 Maintenance.

“Maintenance” means those usual activities taken to prevent a decline, lapse or cessation in the use of currently serviceable structures, facilities, equipment or systems, if there is no expansion of the structure, facilities, equipment or system and there are no significant hydrologic impacts.

“Maintenance” includes the repair or replacement of nonfunctional facilities or the replacement of existing structures with different types of structures, if the repair or replacement is required by one or more environmental permits or to meet current engineering standards and the functioning characteristics of the original facility or structure are not changed. (Ord. O2011-304 § 1 (Att. A))

13.10.420 Master drainage plan.

“Master drainage plan” means a comprehensive drainage control plan [for projects subject to large project drainage review and](#) intended to prevent significant adverse impacts to [surface water and](#)

groundwater, the natural and constructed drainage system, both on and off site. (Ord. O2011-304 § 1 (Att. A))

13.10.430 National Pollutant Discharge Elimination System.

“National Pollutant Discharge Elimination System” or “NPDES” means the national program for controlling pollutants from point source discharges directly into waters of the United States under the Clean Water Act. (Ord. O2011-304 § 1 (Att. A))

13.10.440 National Pollutant Discharge Elimination System permit.

“National Pollutant Discharge Elimination System permit” means an authorization, license or equivalent control document issued by the Environmental Protection Agency or the Washington State Department of Ecology to implement the requirements of the NPDES program. (Ord. O2011-304 § 1 (Att. A))

13.10.450 Native vegetated surface.

“Native vegetated surface” means a surface in which the soil conditions, ground cover and species of vegetation are like those of the original native condition for the site, as more specifically set forth in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.10.460 Natural discharge location.

“Natural discharge location” means the location where runoff leaves the project site under existing site conditions as defined in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.10.470 Natural surface water drainage system.

“Natural surface water drainage system” means such landscape features as rivers, streams, lakes and wetlands. This system circulates water in a complex hydrological cycle. (Ord. O2011-304 § 1 (Att. A))

13.10.480 New impervious surface.

“New impervious surface” means the creation of a hard or compacted surface such as roofs, pavement, gravel or dirt or the addition of a more compacted surface such as the paving of existing dirt or gravel. Permeable pavement and vegetated roofs are considered new impervious surface for purposes of determining whether the thresholds for application of minimum requirements are exceeded, as are lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains designed to collect stormwater runoff. Open, uncovered retention/detention facilities shall not be considered impervious surfaces for purposes of determining whether the thresholds for application of minimum requirements are exceeded. Open, uncovered retention/detention facilities shall be considered impervious surfaces for purposes of runoff modeling. (Ord. O2011-304 § 1 (Att. A))

13.10.490 New pervious surface.

“New pervious surface” means the conversion of a native vegetated surface or other native surface to a nonnative pervious surface, including, but not limited to, pasture land, grassland, cultivated land, lawn, landscaping or bare soil or any alteration of existing nonnative pervious surface that results in increased surface and stormwater runoff as defined in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.10.500 Open space.

“Open space” means any parcel, property or portion thereof classified for current use taxation under Chapter 20.36 KCC and Chapter 84.34 RCW, or for which the development rights have been sold to King County under Chapter 26.04 KCC. This definition includes lands which have been classified as open

space, agricultural or timber lands under criteria contained in Chapter 20.36 KCC and Chapter 84.34 RCW. (Ord. O2011-304 § 1 (Att. A))

13.10.510 Parcel.

“Parcel” means the smallest separately segregated unit or plot of land having an identified owner, boundaries and surface area which is documented for property tax purposes and given a tax lot number by the King County assessor. (Ord. O2011-304 § 1 (Att. A))

13.10.520 Person.

“Person” means an individual and his or her agent or assign, municipality, political subdivision, government agency, partnership, corporation, business or any other entity. (Ord. O2011-304 § 1 (Att. A))

13.10.525 Pervious surface.

“Pervious surface” means any surface material that allows stormwater to infiltrate into the ground. Examples include lawn, landscape, pasture, and native vegetation areas. Note for purposes of threshold determination and runoff volume modeling for detention and treatment, vegetated roofs and permeable pavements are to be considered impervious surfaces along with lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains.

13.10.530 Pollution-generating impervious surface.

“Pollution-generating impervious surface” means an impervious surface considered to be a significant source of pollutants in surface and stormwater runoff. “Pollution-generating impervious surface” includes those surfaces subject to vehicular use or storage of erodible or leachable materials, wastes or chemicals and that receive direct rainfall or the run-on or blow-in of rainfall. A covered parking area would be included if runoff from uphill could regularly run through it or if rainfall could regularly blow in and wet the pavement surface. Metal roofs are also considered pollution-generating impervious surfaces unless they are treated to prevent leaching. Pollution-generating impervious surfaces include roofs that are exposed to the venting of significant amounts of dusts, mists, or fumes from manufacturing, commercial, or other indoor activities. They also include vegetated roofs exposed to pesticides, fertilizers, or loss of soil. Lawns, landscaping, sports fields, golf courses, and other areas that have modified runoff characteristics resulting from the addition of underdrains that have the pollution generating characteristics described under the “pollution-generating pervious surface” definition are also considered PGIS. (Ord. O2011-304 § 1 (Att. A))

13.10.540 Pollution-generating pervious surface.

“Pollution-generating pervious surface” means a nonimpervious surface considered to be a significant source of pollutants in surface and stormwater runoff. “Pollution-generating pervious surfaces” include surfaces subject to the use of pesticides and fertilizers, to the use or storage of erodible or leachable materials, wastes or chemicals or to the loss of soil. “Pollution-generating pervious surface” includes, but is not limited to, the lawn and landscaped areas of a residential or commercial site, golf course, park sports field and City-standard grassed modular grid pavement. (Ord. O2011-304 § 1 (Att. A))

13.10.550 Project.

“Project” means any proposed action to alter or develop a site that may also require drainage review. (Ord. O2011-304 § 1 (Att. A))

13.10.560 Project site.

“Project site” means the portion of a site and any off-site areas subject to proposed project activities, alterations and improvements including those required by this chapter. (Ord. O2011-304 § 1 (Att. A))

13.10.570 Rate category.

“Rate category” means the classification in this chapter given to a parcel in the service area based upon the type of land use on the parcel and the percentage of impervious surface area contained on the parcel. (Ord. O2011-304 § 1 (Att. A))

13.10.580 Redevelopment project.

“Redevelopment project” means a project that proposes to add, replace or modify impervious surface for purposes other than a residential subdivision or maintenance on a site that:

- (1) Is already substantially developed in a manner that is consistent with its current zoning or with a legal nonconforming use; or
- (2) Has an existing impervious surface coverage of 35 percent or more. (Ord. O2011-304 § 1 (Att. A))

13.10.590 Replaced impervious surface.

“Replaced impervious surface” means an existing impervious surface proposed to be removed and reestablished as impervious surface, excluding impervious surface removed for the sole purpose of installing utilities or performing maintenance on underground infrastructure. For structures, removed means the removal of buildings down to the foundation. For other impervious surfaces, removed means the removal down to base course or bare soil. It does not include the removal of pavement material through grinding or other surface modification unless the entire layer of PCC or AC is removed. Replaced impervious surface also includes impervious surface that is moved from one location to another on the project site where the following two conditions are met: (A) the area from which the impervious surface is moved from will be restored to the same or better runoff discharge characteristics as the area being covered by the moved impervious surface, and (B) impervious surface at the new location is either designated as non- pollution generating or the pollution generating characteristics remain unchanged compared to that of the original location. ~~For purposes of this definition, “removed” includes the removal of buildings down to bare soil or the removal of Portland cement concrete slabs or pavement or asphaltic concrete pavement.~~ (Ord. O2011-304 § 1 (Att. A))

13.10.600 Residence.

“Residence” means a building or structure or portion thereof, designed for and used to provide a place of abode for human beings. The term residence includes the term “residential” or “residential unit” as referring to the type of or intended use of a building or structure. (Ord. O2011-304 § 1 (Att. A))

13.10.610 Residential parcel.

“Residential parcel” means any parcel which contains no more than three residences or three residential units which are within a single structure and is used primarily for residential purposes. (Ord. O2011-304 § 1 (Att. A))

13.10.620 Runoff.

“Runoff” means that portion of water originating from rainfall and other precipitation that flows over the surface or just below the surface from where it fell and is found in drainage facilities, rivers, streams, springs, seeps, ponds, lakes, wetlands and shallow groundwater as well as on ground surfaces. For the purpose of this definition, groundwater means all waters that exist beneath the land surface or beneath the bed of any stream, lake or reservoir, or other body surface water, whatever may be the geological

formation or structure in which such water stands or flows, percolates or otherwise moves. (Ord. O2011-304 § 1 (Att. A))

13.10.630 Salmon conservation plan.

“Salmon conservation plan” means a plan and all implementing regulations and procedures including, but not limited to, land use management adopted by ordinance, capital projects, public education activities and enforcement programs for conservation and recovery of salmon within a water resource inventory area designated by the state under WAC 173-500-040. (Ord. O2011-304 § 1 (Att. A))

13.10.640 Shared facility.

“Shared facility” means a drainage facility designed to meet one or more of the requirements of Chapter 13.20 SMC for two or more separate projects contained within a basin. Shared facilities usually include shared financial commitments for those drainage facilities. (Ord. O2011-304 § 1 (Att. A))

13.10.650 Service area.

“Service area” means the incorporated City of Sammamish. (Ord. O2011-304 § 1 (Att. A))

13.10.655 Simplified drainage review.

“Simplified drainage review” means the drainage review for a proposed single family residential project or agricultural project that: results in less than 5,000 square feet of new plus replaced pollution generating impervious surface, results in less than ¼ acre of pollution generating pervious surface, limits target impervious and pervious surface as specified in the Surface Water Design Manual, and meets the simplified drainage requirements specified in Appendix C of the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures, and drainage plan submittal requirements.

13.10.660 Site.

“Site” means a single parcel, or two or more contiguous parcels that are under common ownership or documented legal control, used as a single parcel for a proposed project for purposes of applying for authority from the City of Sammamish to carry out a proposed project. For projects located primarily within dedicated rights-of-way, “site” includes the entire width of right-of-way subject to improvements proposed by the project. (Ord. O2011-304 § 1 (Att. A))

~~13.10.670 Small project drainage review.~~

~~“Small project drainage review” means the drainage review for a proposed single family residential project or agricultural project that:-~~

~~(1) Would result in:-~~

~~(a) Ten thousand square feet or less of total impervious surface added on or after January 8, 2001; or-~~

~~(b) Four percent or less of total impervious surface on a site as specified in the Surface Water Design Manual; and-~~

~~(2) Meets the small project drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures and drainage plan submittal requirement; and-~~

~~(3) Limits new pervious surface as specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))~~

13.10.680 Source control BMP.

“Source control BMP” means a BMP intended to prevent contaminants from entering surface and stormwater or groundwater including the modification of processes to eliminate the production or use of contaminants. “Source control BMPs” can be either structural or nonstructural. Structural source control BMPs involve the construction of a physical structure on site, or other type of physical modification to a site. An example of a structural source control BMP is building a covered storage area. A nonstructural source control BMP involves the modification or addition of managerial or behavioral practices. An example of a nonstructural source control BMP is using less toxic alternatives to current products or sweeping parking lots. (Ord. O2011-304 § 1 (Att. A))

13.10.690 State Waste Discharge Permit.

“State Waste Discharge Permit” means an authorization, license, or equivalent control document issued by the Washington State Department of Ecology in accordance with Chapter 173-216 WAC. (Ord. O2011-304 § 1 (Att. A))

13.10.700 Stormwater compliance plan.

“Stormwater compliance plan” means a plan or study and all regulations and procedures that have been adopted by the City to implement the plan or study, including, but not limited to, capital projects, public education activities and enforcement programs for managing stormwater quantity and quality discharged from the City’s municipal separate storm sewer system in compliance with the National Pollutant Discharge Elimination System permit program under the Clean Water Act. (Ord. O2011-304 § 1 (Att. A))

13.10.710 Stormwater plan.

“Stormwater plan” means a City of Sammamish ordinance specifying the stormwater control facilities that will be funded by a bond issue. (Ord. O2011-304 § 1 (Att. A))

13.10.720 Stormwater Pollution Prevention Manual.

“Stormwater Pollution Prevention Manual” means the manual adopted in accordance with Chapter 2.55 SMC, and supporting documentation referenced or incorporated in the manual, describing best management practices and procedures for existing facilities and existing and new activities not covered by the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.10.730 Subbasin.

“Subbasin” means a geographic area that:

- (1) Drains to a stream or water body named and noted on common maps; and
- (2) Is contained within the basin of the stream or water body. (Ord. O2011-304 § 1 (Att. A))

13.10.740 Surface and stormwater.

“Surface and stormwater” means water originating from rainfall and other precipitation that is found on ground surfaces and in drainage facilities, rivers, streams, springs, seeps, ponds, lakes, wetlands, as well as shallow groundwater. (Ord. O2011-304 § 1 (Att. A))

13.10.750 Surface and stormwater management services.

“Surface and stormwater management services” means the services provided by the surface water management program, including but not limited to basin planning, facilities maintenance, regulation, financial administration, public involvement, drainage investigation and enforcement, aquatic resource restoration, surface and stormwater quality and environmental monitoring, natural surface water drainage system planning, intergovernmental relations and facility design and construction. (Ord. O2011-304 § 1 (Att. A))

13.10.760 Surface and stormwater management system.

“Surface and stormwater management system” means constructed drainage facilities and any natural surface water drainage features that do any combination of collection, storing, controlling, treating or conveying surface and stormwater. (Ord. O2011-304 § 1 (Att. A))

13.10.770 Surface Water Design Manual.

“Surface Water Design Manual” means the manual, and supporting documentation referenced or incorporated in the manual, describing surface and stormwater design and analysis requirements, procedures and guidance that has been formally adopted by rule under the procedures in Chapter 2.55 SMC. The Surface Water Design Manual is available from the department of public works or its successor agency. (Ord. O2011-304 § 1 (Att. A))

13.10.780 Surface water management fee protocols.

“Surface water management fee protocols” or “SWM fee protocols” means the surface water management fee standards and procedures that have been formally adopted by rule under the procedures specified in Chapter 2.55 SMC. The SWM fee protocols are available from the department of public works or its successor agency. (Ord. O2011-304 § 1 (Att. A))

13.10.790 Treatment BMP.

“Treatment BMP” means a BMP intended to remove contaminants once they are already contained in stormwater. Examples of treatment BMPs include oil/water separators, biofiltration swales and wetponds. (Ord. O2011-304 § 1 (Att. A))

13.10.800 Targeted drainage review.

“Targeted drainage review” means an abbreviated evaluation required by Chapter 13.20 SMC for certain types of proposed projects that are not subject to full or large project drainage review. Targeted drainage review may be required for some projects in ~~small~~ simplified ~~project~~ drainage review. (Ord. O2011-304 § 1 (Att. A))

13.10.810 Undeveloped parcel.

“Undeveloped parcel” means any parcel which has not been altered from its natural state by the construction, creation or addition of impervious surface. (Ord. O2011-304 § 1 (Att. A))

13.10.820 Water quality ~~treatment~~ facility.

“Water quality ~~treatment~~ facility” means a drainage facility designed to mitigate the impacts of increased pollutants in stormwater runoff generated by site development. A water quality facility uses processes that include but are not limited to settling, filtration, adsorption, and absorption to decrease pollutant concentrations and loadings in stormwater runoff. ~~means a drainage facility designed to reduce pollutants once they are already contained in surface and stormwater runoff. Water quality treatment facilities are the structural component of best management practices. When used singly or in combination, water quality treatment facilities reduce the potential for contamination of either surface or groundwaters, or both.~~ (Ord. O2011-304 § 1 (Att. A))

Chapter 13.20

SURFACE WATER RUNOFF REGULATIONS

Sections:

- 13.20.010 Purpose.
- 13.20.020 Drainage review – When required – Type.
- 13.20.030 Drainage review – Requirements.
- 13.20.040 Critical drainage and/or critical erosion areas.
- 13.20.050 Engineering plans for the purposes of drainage review.
- 13.20.060 Construction timing and final approval.
- 13.20.070 Liability insurance required.
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- 13.20.090 Drainage facilities accepted by Sammamish for maintenance.
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- 13.20.110 Hazards.
- 13.20.120 Administration.
- 13.20.130 Enforcement.
- 13.20.140 Implementation, review and revision.
- 13.20.150 Severability.

13.20.010 Purpose.

The purpose of this chapter is to promote the public health, safety and welfare by providing for the comprehensive management of surface and stormwaters and erosion control, especially that which preserves and utilizes the many values of the City's natural drainage system including open space, fish and wildlife habitat, recreation, and education. By conducting programs to reduce flooding, erosion, and sedimentation; prevent and mitigate habitat loss; enhance groundwater recharge; and prevent water quality degradation through the implementation of comprehensive and thorough permit review, construction inspection, enforcement, and maintenance, the effectiveness of the requirements contained in this chapter will be promoted. (Ord. O2011-304 § 1 (Att. A))

13.20.020 Drainage review – When required – Type.

(1) Drainage review is required when any proposed project is subject to a City of Sammamish development permit or approval and:

(a) Would result in 2,000 square feet or more of new impervious surface, replaced impervious surface or new plus replaced impervious surface; or

(a.1) Would result in 500 square feet or more of new impervious surface, replace impervious surface or new plus replaced impervious surface within an historic plat as defined and mapped in Attachment B at the end of this section; or

[\(a.2\) Would result in 500 square feet or more of new impervious surface, replaced impervious surface, or new plus replaced impervious surface within a landslide hazard area as defined in SMC 21A.50.260; or](#)

(b) Would involve 7,000 square feet or more of land disturbing activity; or

(c) Would construct or modify a drainage pipe or ditch that is 12 inches or more in size or depth or receives surface and stormwater runoff from a drainage pipe or ditch that is 12 inches or more in size or depth; or

(d) Contains or is adjacent to a flood hazard area as defined in SMC Title 15 or 21A; or

(e) Is located within a critical drainage area; or

(f) Is a redevelopment project proposing \$100,000 or more of improvements to an existing high-use site; or

(g) Is a redevelopment project on a site in which the total of new plus replaced impervious surface is 5,000 square feet or more and whose valuation of proposed improvements, including interior improvements and excluding required mitigation and frontage improvements, exceeds 50 percent of the assessed value of the existing site improvements.

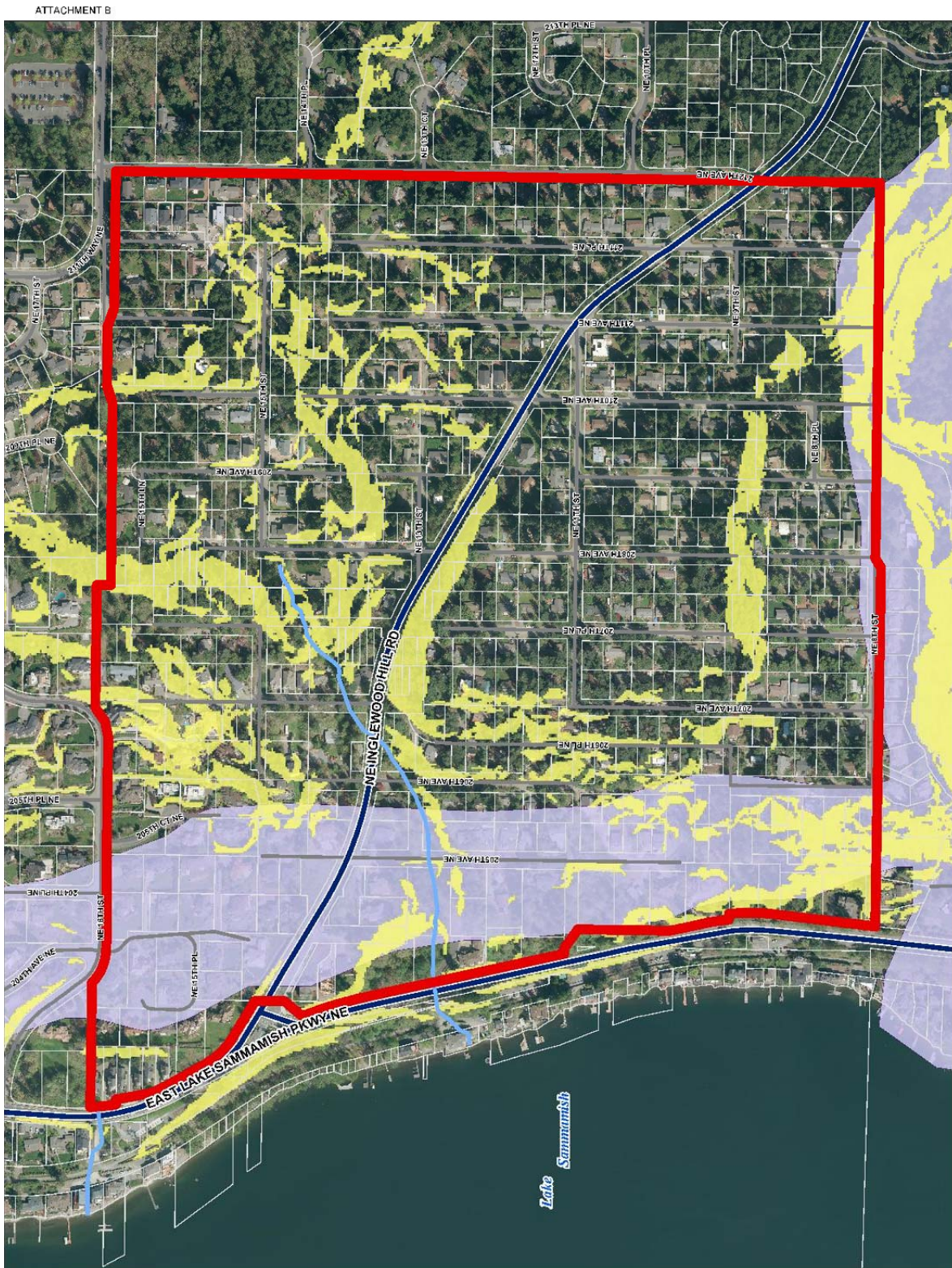
(2) The drainage review for any proposed project shall be scaled to the scope of the project's size, type of development and potential for impacts to the regional surface water system to facilitate preparation and review of project applications. If drainage review for a proposed project is required under subsection (1) of this section, the City shall determine which of the following drainage reviews apply as specified in the Surface Water Design Manual:

(a) ~~Small project~~Simplified drainage review;

(b) Targeted drainage review;

(c) Full drainage review; or

(d) Large project drainage review.



(Ord. O2015-389 § 1 (Att. A); Ord. O2011-304 § 1 (Att. A))

13.20.030 Drainage review – Requirements.

(1) A proposed project required to have drainage review by this chapter must meet each of the following core requirements which are described in detail in the Surface Water Design Manual. Projects subject only to ~~small projects~~simplified drainage review that meet the ~~small project~~simplified drainage requirements specified in the Surface Water Design Manual, including flow control best management practices, erosion and sediment control measures and drainage plan submittal requirements are deemed to comply with the following core requirements:

(a) Core Requirement 1 – Discharge at the Natural Location. All surface and stormwater runoff from a project shall be discharged at the natural location so as not to be diverted onto, or away from, downstream properties. The manner in which runoff is discharged from the project site shall not create a significant adverse impact to downhill properties or drainage systems as specified in the discharge requirements of the Surface Water Design Manual;

(b) Core Requirement 2 – Off-Site Analysis. The initial application submittal for proposed projects shall include an off-site analysis report that assesses potential off-site drainage and water quality impacts associated with development of the proposed site and proposes appropriate mitigations to those impacts. This initial submittal shall include, at minimum, a level one downstream analysis as described in the Surface Water Design Manual. If impacts are identified, the proposed projects shall meet any applicable problem-specific requirements as specified in the Surface Water Design Manual;

(c) Core Requirement 3 – Flow Control. Proposed projects that would result in ~~25,000 square feet or more of new~~ plus replaced impervious surface or ~~35,000 square feet~~3/4 acre or more of new pervious surface, ~~or that are redevelopment projects that would result in a total of 5,000 square feet or more of new and replaced impervious surface,~~ shall provide flow control facilities or flow control BMPs, or both, to control surface and stormwater runoff generated by new impervious surface, new pervious surface, replaced impervious surface and any existing impervious surface added on or after January 8, 2001, as specified in the Surface Water Design Manual. Flow control facilities shall meet the area-specific flow control facility requirements and the flow control facility implementation requirements applicable to the project site as specified in the Surface Water Design Manual. Flow control BMPs shall also be applied as specified in the Surface Water Design Manual. Projects subject to area-specific flow control facility requirements shall meet one of the flow control facility performance criteria listed in subsections (1)(c)(i) and (ii) of this section, as directed by the Surface Water Design Manual. The Inglewood, Thompson and Pine Lake Creek basins, and areas draining to the Beaver Lake basin, require level three flow control. The remainder of the City requires level two flow control unless downstream problems, as determined by the City of Sammamish, dictate the higher level of protection of level three flow control.

(i) Level two shall meet level one criteria and also match the predeveloped site's discharge durations for the predeveloped peak discharge rates between the 50 percent of the two-year peak flow through the 50-year peak flow; or

(ii) Level three shall meet level two criteria and also match the predeveloped site's peak discharge rate for the 100-year return period;

(d) Core Requirement 4 – Conveyance System. All engineered conveyance system elements for proposed projects shall be analyzed, designed and constructed to provide the minimum level of protection against overtopping, flooding, erosion and structural failure as specified by the

conveyance requirements for new and existing systems and conveyance implementation requirements described in the Surface Water Design Manual;

(e) Core Requirement 5 – Erosion and Sediment Control. All proposed projects that will clear, grade or otherwise disturb the site shall provide erosion and sediment control that prevents, to the maximum extent practicable, the transport of sediment from the site to drainage facilities, water resources and adjacent properties. Erosion and sediment controls shall be applied in accordance with SMC Title 16 as specified by the temporary erosion and sediment control measures and performance criteria and implementation requirements in the City of Sammamish Surface Water Design Manual;

(f) Core Requirement 6 – Maintenance and Operation. Maintenance of all drainage facilities in compliance with Sammamish maintenance standards is the responsibility of the applicant or property owner as described in the Surface Water Design Manual, except those facilities for which Sammamish assumes maintenance and operation as described in this chapter and the Surface Water Design Manual;

(g) Core Requirement 7 – Financial Guarantees and Liability. All drainage facilities constructed or modified for projects, except downspout infiltration and dispersion systems for single-family residential lots, must comply with the liability requirements of this chapter and the financial guarantee requirements of SMC Title 27A;

(h) Core Requirement 8 – Water Quality. Proposed projects that would result in 5,000 square feet or more of new plus replaced pollution generating impervious surface or ~~35,000-square-feet~~ 3/4 acre or more of new pollution-generating pervious surface, ~~or that are redevelopment projects that would result in a total of 5,000-square-feet or more of new and replaced pollution-generating impervious surface,~~ shall provide water quality treatment facilities to treat polluted surface and stormwater runoff generated by new or replaced pollution-generating impervious surface, new pollution-generating pervious surface and any existing pollution-generating impervious surface added on or after January 8, 2001, as specified in the Surface Water Design Manual. However, pervious surfaces are specifically excluded if there is a good faith agreement with the King Conservation District to implement a farm management plan for agricultural uses, and pervious areas for other uses are specifically excluded if the City of Sammamish approves a landscape management plan that controls pesticides and fertilizers leaving the site. Water quality treatment facilities shall meet the area-specific water quality treatment requirements and the water quality implementation requirements applicable to the project site as specified in the Surface Water Design Manual. The facilities specified by these requirements are designed to reduce pollutant loads according to the applicable annual average performance goals listed in subsections (1)(h)(i) through (iv) of this section for 95 percent of the annual average runoff volume:

(i) For basic water quality: remove 80 percent of the total suspended solids;

(ii) For enhanced basic water quality: remove 50 percent of the total zinc;

(iii) For sensitive lake protection: remove 50 percent of the total phosphorus; and

(iv) For sphagnum bog protection: remove 50 percent of the total phosphorus and 40 percent of the total nitrate plus nitrite. The discharge shall maintain a pH of less than 6.5 and an alkalinity of less than 10 milligrams per liter.

(i) Core Requirement 9 – Flow Control BMPs. Proposed projects that would result in 2,000 square feet or more of new plus replaced impervious surface or 7,000 square feet or more of land disturbing activity shall provide onsite flow control BMPs to mitigate the impacts of surface and stormwater runoff generated by new impervious surface, new pervious surface, existing impervious surfaces, and replaced impervious surface targeted for mitigation as specified in the Surface Water Design Manual.

(2) A proposed project required by this chapter to have drainage review shall meet any of the following special requirements which apply to the site and which are described in detail in the Surface Water Design Manual. The City shall verify if a proposed project is subject to and must meet any of the following special requirements.

(a) Special Requirement 1 – Other Adopted Area-Specific Requirements. If a proposed project is in a designated critical drainage area, or is in an area included in an adopted master drainage plan, basin plan, salmon conservation plan, stormwater compliance plan, flood hazard reduction plan, lake management plan or shared facility plan, then the proposed project shall meet the applicable drainage requirements of the critical drainage area, master drainage plan, basin plan, salmon conservation plan, stormwater compliance plan, flood hazard reduction plan, lake management plan or shared facility plan;

(b) Special Requirement 2 – Floodplain/Floodway Delineation. If a proposed project contains or is adjacent to a stream, lake, wetland or closed depression, or if other City regulations require study of flood hazards relating to the proposed project, the 100-year floodplain boundaries and floodway shall be determined and delineated on the site improvement plans and profiles and any final maps prepared for the proposed project. The flood hazard study shall be prepared for as specified in the Surface Water Design Manual;

(c) Special Requirement 3 – Flood Protection Facilities. If a proposed project contains or is adjacent to a stream that has an existing flood protection facility, such as a levee, revetment or berm, or proposes to either construct a new or modify an existing flood protection facility, then the flood protection facilities shall be analyzed and designed as specified in the Surface Water Design Manual to conform with the Federal Emergency Management Agency regulations as found in 44 C.F.R.;

(d) Special Requirement 4 – Source Control. If a proposed project requires a commercial building or commercial site development permit, then water quality source controls shall be applied to prevent rainfall and runoff from coming into contact with pollutants to the maximum extent practicable. Water quality source controls shall be applied in accordance with this chapter, the Stormwater Pollution Prevention Manual and the Surface Water Design Manual. All structural source controls shall be identified on the site improvement plans and profiles or final maps prepared for the proposed project; and

(e) Special Requirement 5 – Oil Control. If a proposed project is a high-use site or is a redevelopment project proposing \$100,000 or more of improvements to an existing high-use site, then oil control shall be applied to all runoff from the high-use portion of the site as specified in the Surface Water Design Manual.

(3)(a) An adjustment to the requirements contained in this section or other requirements in the Surface Water Design Manual may be proposed. The resulting development shall be subject to all of the remaining terms and conditions of this chapter and the adjustment shall:

- (i) Produce a compensating or comparable result in the public interest; and
 - (ii) Meet this chapter's objectives of safety, function, appearance, environmental protection and maintainability based upon sound engineering judgment.
- (b) If complying with subsection (3)(a)(i) of this section will deny all reasonable use of a property, the best practicable alternative shall be obtained as determined by the director according to the adjustment process defined in the Surface Water Design Manual.
- (c) Requests for adjustments that may conflict with any other City requirement shall require review and concurrence by the applicable City department.
- (d) A request for an adjustment is a Type 1 land use decision as provided for in SMC Title 20 and shall be processed in accordance with the procedures specified in the Surface Water Design Manual.
- (e) The City may require monitoring of experimental designs and technology or untested applications proposed by the applicant in order to determine compliance with subsection (3)(a) of this section and the approved plans and conditions.
- (f) An adjustment decision may be appealed by following the appeal procedures as specified in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.20.040 Critical drainage and/or critical erosion areas.

Development in areas where the department has determined that the existing flooding, drainage and/or erosion conditions present an imminent likelihood of harm to the welfare and safety of the surrounding community shall meet special drainage requirements set by the director until such time as the community hazard is alleviated. Such conditions may include the limitation of the volume of discharge from the subject property to predevelopment levels, preservation of wetlands or other natural drainage features or other controls necessary to protect against community hazard. Where alternate facility designs or methods will produce a compensating or comparable result in the public interest and which will meet this section's objectives of safety, function, appearance, environmental protection and maintainability, based upon sound engineering judgment, an adjustment to the special drainage requirements promulgated under this section may be proposed; provided, that the resulting development shall be subject to all of the remaining terms and conditions of this chapter. Where application of this section will deny all reasonable use of a property and a facility or design that produces a compensating or comparable result cannot be obtained, then a best practicable alternative may be approved by the director according to the adjustment process defined in the Surface Water Design Manual. These standards are in addition to the applicable standards of Chapter 21A.50 SMC. (Ord. O2011-304 § 1 (Att. A))

13.20.050 Engineering plans for the purposes of drainage review.

(1) These requirements are in addition to the submittal requirements established by Chapter 20.05 SMC.

- (a) All engineering plans shall be submitted to the City for review in accordance with the Surface Water Design Manual except those drainage plans developed by, or under the review of, the City of Sammamish department of public works for either surface and stormwater capital improvement, repair, maintenance or restoration projects or other linear government agency projects, such as roadways, railways, pipelines, utility lines and trails.

(b) If engineering plans are returned for any reason, they shall be returned to the applicant.

(c) All master drainage plans, if required, shall be submitted to the City for review in accordance with the specifications in the Surface Water Design Manual. The master drainage plan process should commence at the same time as the State Environmental Policy Act (SEPA) process.

(d) Drainage plans not subject to review by the City under subsection (1)(a) of this section shall be reviewed by the department of public works in accordance with this chapter. Project applicability and compliance with this chapter shall be documented in writing and available for review.

(2) The expiration time frames as specified in the Surface Water Design Manual shall apply to all permit and approval applications.

(3) All plans shall be processed in accordance with the review procedures specified in the Surface Water Design Manual.

(4) Submittal procedures, definitions and specifications for the required contents of engineering plans are presented in the Surface Water Design Manual. (Ord. O2011-304 § 1 (Att. A))

13.20.060 Construction timing and final approval.

(1) No work related to permanent or temporary storm drainage control for a permitted development may proceed without the approval of the director.

(2) Erosion and sediment control measures associated with both the interim and permanent drainage systems shall be:

(a) Constructed in accordance with the approved plan prior to any grading or land clearing other than that associated with an approved erosion and sediment control plan; and

(b) Satisfactorily sequenced and maintained until all improvements, restoration, and landscaping associated with the permit and approvals for the project are completed and the potential for on-site erosion has passed.

(3) The applicant shall have constructed and have in operation those portions of the drainage facilities necessary to accommodate the control of surface and stormwater runoff discharging from the site before the construction of any other improvements or buildings on the site, or in accordance with SMC Title 19A. (Ord. O2011-304 § 1 (Att. A))

13.20.070 Liability insurance required.

The applicant required to construct the drainage facility pursuant to this chapter shall maintain a combined single limit per occurrence liability policy in the amount established annually by the City, which shall name City as an additional insured and protect the City from liability relating to the construction or maintenance of the facility until construction approval or acceptance for maintenance, whichever is last. Proof of this required liability policy shall be provided to the director prior to commencing construction of any drainage facility. If this liability insurance is not kept in effect as required, the City may initiate enforcement action pursuant to SMC Title 23. (Ord. O2011-304 § 1 (Att. A))

13.20.080 Financial guarantees authorized.

The City is authorized to require all applicants issued permits or approvals under the provisions of this title to post financial guarantees consistent with the provisions of SMC Title 27A. (Ord. O2011-304 § 1 (Att. A))

13.20.090 Drainage facilities accepted by Sammamish for maintenance.

(1) The City is responsible for the maintenance, including performance and operation, of drainage facilities which have formally been accepted for maintenance by the director.

(2) The City may assume maintenance of privately maintained drainage facilities only if the following conditions have been met:

(a) All necessary easements or dedications entitling the City to properly maintain the drainage facility have been conveyed to the City;

(b) The director has determined that the facility is in the dedicated public road right-of-way or that maintenance of the facility will contribute to protecting or improving the health, safety and welfare of the community based upon review of the existence of or potential for:

(i) Flooding,

(ii) Downstream erosion,

(iii) Property damage due to improper function of the facility,

(iv) Safety hazard associated with the facility,

(v) Degradation of water quality or in-stream resources, or

(vi) Degradation to the general welfare of the community; and

(c) The director has declared in writing acceptance of maintenance responsibility by the City. Copies of this document will be kept on file in the department of public works.

(3) The director may terminate the department's assumption of maintenance responsibilities in writing after determining that continued maintenance will not significantly contribute to protecting or improving the health, safety and welfare of the community based upon review of the existence of or potential for:

(a) Flooding;

(b) Downstream erosion;

(c) Property damage due to improper function of the facility;

(d) Safety hazard associated with the facility;

(e) Degradation of water quality or in-stream resources; or

(f) Degradation to the general welfare of the community.

Copies of this document will be kept on file in the department of public works.

(4) A drainage facility which does not meet the criteria of this section shall remain the responsibility of the applicant required to construct the facility and persons holding title to the property for which the facility was required. (Ord. O2011-304 § 1 (Att. A))

13.20.100 Drainage facilities not accepted by Sammamish for maintenance.

(1) The person or persons holding title to the property and the applicant required to construct a drainage facility shall remain responsible for the facility's continual performance, operation and maintenance in accordance with the standards and requirements of the department and remain responsible for any liability as a result of these duties. This responsibility includes maintenance of a drainage facility which is:

- (a) Under a maintenance guarantee or defect guarantee;
- (b) A private road conveyance system;
- (c) Released from all required financial guarantees prior to July 7, 1980;
- (d) Located within and serving only one single-family residential lot;
- (e) Located within and serving a multifamily or commercial site unless the facility is part of an approved shared facility plan;
- (f) Located within or associated with a short subdivision or subdivision which handles runoff from an area of which less than two-thirds is designated for detached or townhouse dwelling units located on individual lots unless the facility is part of an approved shared facility plan;
- (g) Previously terminated for assumption of maintenance responsibilities by the department in accordance with this chapter; or
- (h) Not otherwise accepted by the City for maintenance.

(2) Prior to the issuance of any of the permits for any multifamily or commercial project required to have a flow control or water quality treatment facility, the applicant shall record a declaration of covenant as specified in the Surface Water Design Manual. The restrictions set forth in such covenant shall include, but not be limited to, provisions for notice to the persons holding title to the property of a City determination that maintenance and/or repairs are necessary to the facility and a reasonable time limit in which such work is to be completed.

(a) In the event that the titleholders do not effect such maintenance and/or repairs, the City may perform such work upon due notice. The titleholders are required to reimburse the City for any such work. The restrictions set forth in such covenant shall be included in any instrument of conveyance of the subject property and shall be recorded with the records and licensing services division of King County.

(b) The City may enforce the restrictions set forth in the declaration of covenant provided in the Surface Water Design Manual.

(3) Prior to the issuance of any of the permits and/or approvals for the project or the release of financial guarantees posted to guarantee satisfactory completion, the person or persons holding title to the subject property for which a drainage facility was required shall pay a fee established by the director as set forth in the City resolution to reasonably compensate the City for costs relating to inspection of the

facility to ensure that it has been constructed according to plan and applicable specifications and standards.

(4) The duties specified in this section with regard to payment of inspection fees and reimbursement of maintenance costs shall be enforced against the person or persons holding title to the property for which the drainage facility was required.

(5) Where not specifically defined in this section, the responsibility for performance, operation and maintenance of drainage facilities and conveyance systems, both natural and constructed, shall be determined on a case-by-case basis. (Ord. O2011-304 § 1 (Att. A))

13.20.110 Hazards.

Whenever the director determines that any existing construction site, erosion and sedimentation problem and/or drainage facility poses a hazard to life and limb, endangers any property, and/or adversely affects the condition or capacity of other drainage facilities, the safety and operation of City right-of-way, utilities, and/or other property owned or maintained by the City, the applicant/person to whom the permit was issued pursuant to this chapter, the owner of the property within which the drainage facility is located, the applicant/person responsible for maintenance of the facility, and/or other person or agent in control of said property, upon receipt of notice in writing from the director shall within the period specified therein repair or otherwise address the cause of the hazardous situation in conformance with the requirements of this chapter.

Should the director have reasonable cause to believe that the situation is so adverse as to preclude written notice, the director may take the measures necessary to eliminate the hazardous situation; provided, that the director shall first make a reasonable effort to locate the owner before acting. In such instances the applicant of whom a drainage plan was required pursuant to this chapter, the owner of the property and/or the person responsible for the maintenance of the facility shall be obligated for the payment of all costs incurred. If costs are incurred and a financial guarantee pursuant to this chapter or other City requirement has been posted, the director shall have the authority to collect against the financial guarantee to cover costs incurred. (Ord. O2011-304 § 1 (Att. A))

13.20.120 Administration.

(1) Administration.

(a) The director is authorized to promulgate and adopt administrative rules under the procedures specified in Chapter 2.55 SMC, for the purpose of implementing and enforcing the provisions of this chapter. Adopted administrative rules are available to the public from the department of public works. This includes, but is not limited to, the Surface Water Design Manual.

(b) The director is authorized to develop procedures for applying adopted rules and regulations during the review of permit applications for the development of land. These procedures may also be contained in the Surface Water Design Manual.

(2) Inspections. The director is authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter.

(3) Right of Entry. Whenever necessary to make an inspection to enforce any of the provisions of this chapter, monitor for proper function of drainage facilities or whenever the director has reasonable cause to believe that violations of this chapter are present or operating on a subject property or portion thereof, the director may enter such premises at all reasonable times to inspect the same or perform

any duty imposed upon the director by this chapter; provided, that if such premises or portion thereof is occupied, the director shall first make a reasonable effort to locate the owner or other person having charge or control of the premises or portion thereof and demand entry.

(4) Access. Proper ingress and egress shall be provided to the director to inspect, monitor or perform any duty imposed upon the director by this chapter. The director shall notify the responsible party in writing of failure to comply with this access requirement. Failing to obtain a response within seven days from the receipt of notification, the director may order the work required completed or otherwise address the cause of improper access. The obligation for the payment of all costs that may be incurred or expended by the City in causing such work to be done shall thereby be imposed on the person holding title to the subject property. (Ord. O2011-304 § 1 (Att. A))

13.20.130 Enforcement.

The City is authorized to enforce the provisions of this chapter, the ordinances and resolutions codified in it, and any rules and regulations promulgated thereunder pursuant to the enforcement and penalty provisions of SMC Title 23. (Ord. O2011-304 § 1 (Att. A))

13.20.140 Implementation, review and revision.

The department may administer a training program for users of the Surface Water Design Manual. The department may also conduct an ongoing research program to evaluate the effectiveness of the requirements in meeting the purpose of this chapter. This research program may examine, but not be limited to, hydrologic and hydraulic analysis methods, stream geomorphologic analysis methods, water quality, best management practices and erosion and sediment control measures. (Ord. O2011-304 § 1 (Att. A))

13.20.150 Severability.

If any provision of this chapter or its application to any person or property is held invalid, the remainder of the chapter or the application of the provision to other persons or property shall not be affected. (Ord. O2011-304 § 1 (Att. A))